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HOUSES *for homemakers*



HOUSES *for homemakers*



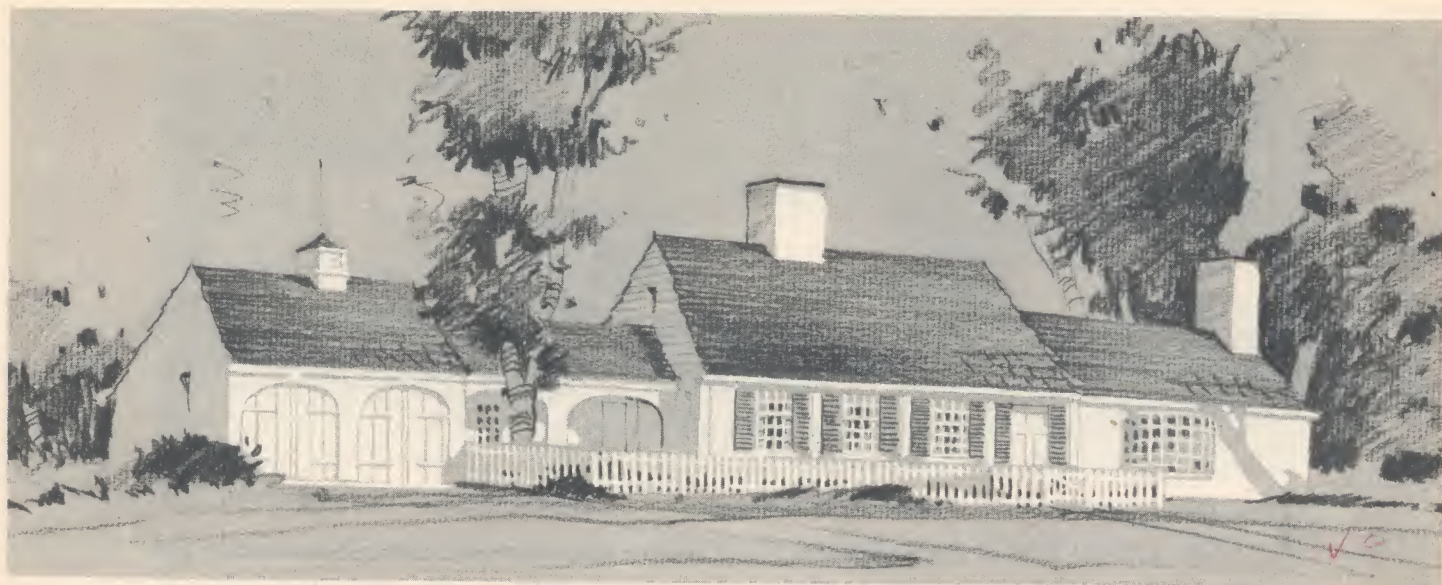
by

ROYAL BARRY WILLS

HOUSES

FOR HOMESICKETS

ROYAL BARRY WILK



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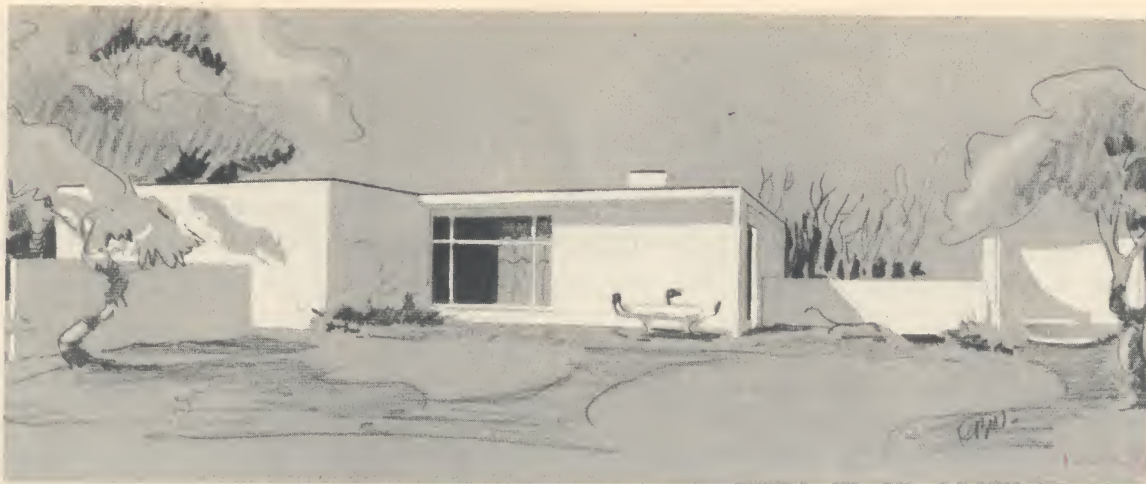
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FOREWORD

THE PRACTICAL VALUE OF ANY BOOK IS THE RELATION BETWEEN IT AND EACH OF ITS READERS.

During World War II some 1,500,000 of our countrymen expressed themselves as ready and eager to build a small house as soon as conditions permitted. Most of them were renters who saw the social and economic stability that home ownership would bring, the more satisfactory basis for developing a family. For them life's biggest single expenditure would be the house of their desire, small or medium, cozy or straight-laced, always tailored to fit their needs, and honest merchandise to boot. Reasonable demands and easily attainable, if one studies all sides of the picture before committing himself.

Towards that study, this book should be of value to the 1,500,000 and their descendants. It forewarns of some things and presents constructive ideas for many others. It points out that a house and lot are not as simple as may appear, but a complex package, about which a little essential knowledge should precede ownership.



I LOOKING AT TOMORROW'S HOUSE TODAY

EXPECTANT HOUSEOWNERS DEVELOP SCRAPBOOKS AND PICK UP MISCELLANEOUS INFORMATION OF a startling nature concerning the home of the future.

Of course the modern home is being built all around you, every day in the week, but the one in the story is invariably ahead of the game, fancier and full of gadgets, to make life easier or more complicated, as you view the matter. Why do we never catch up with this fascinating house? Simply because we shall never be able to keep pace with the imaginations of feature writers and advertising men. Their job is to clothe newborn ideas in full dress suits or dungarees, instead of the diapers that befit their age. Actually it takes months or years to carry an idea from conception to a working model, through the test of real use, and into the market as a fitting object for your purchase. The feature writer's business forces him to be eternally surprising people, while the advertising or publicity man tries to build up and sustain an eager public demand, ready for the happy day when the product shall appear.

Actually you have steady progress in the materials and mechanical parts of a house, accelerated at times, but usually slow. Refrigerators, ranges, washers and plumbing fixtures have been constantly improved through the years. Perhaps heating systems lagged, until World War II forced the issue.

Substitute materials for wood and metal of ordinary usage are frequently making an appearance, sometimes short lived. Here again intensified experiment during war years gave impetus to technical advance in many things. Take plastics for example, they having gotten their full share of attention and you being familiar with dozens of plastic objects in your daily routine. Advance agents of the Plastic Age will always be paving the way for more miracles, so it is not surprising if you sometimes get the impression that they have already occurred. Many have, outside the small house field, but within it plastics still have to earn their way by doing a job better and cheaper than the material they wish to supplant. So far they have had only limited success, and if you are really serious about getting the most for your money be prepared to accept a metal, in many cases, where you had wanted a plastic.

Glass is making a bid as a limited wood and metal substitute, in addition to its ancient monopoly of window glazing. Variations in the technology of its manufacture are evolved in the laboratories and given thorough tests for such as hardness, toughness or susceptibility to temperatures. When their precise nature is established the human imagination is combed for possible new uses, and not long afterwards the publicity agent for the Glass Age begins to speak. He, too, has a way of being ahead of his time.

In choosing between traditional materials and substitutes (which may be new materials or old ones in new form) there is no easy decision, but there are general rules to guide you. Remember that because an object is new, "smart" and different and the Joneses have not got one, it is not *necessarily* practical. Maintenance is a factor, and not only on possibilities of breakage. Suppose the object in question never has to be painted, its material may well require the frequent cleaning away of finger marks, which is a worse nuisance. Let us admit that sometimes it is convenient to see into your kitchen cases without having to open them, but this is only occasional and usually their interior visibility only proclaims a tendency towards disorder. This is not to make a case for one material or another so much as to protect you from the dazzling presentation of new products, which seek to nail a purchaser before he has time to hear the other side of the argument. The architect has nothing to gain either way, and he merely calls the plays as he sees them through his long experience.

Besides substitutes, which seek a market by doing an old job better or with more novelty, there are new departures that make their bid through greater economy. Pre-fabrication is an example. It used to be called "ready-built," and has been applied to doors, windows and kitchen cabinet work for years. By making and assembling there is a saving in labor cost to the manufacturer, and supposedly another one, for you, on the shorter time of installation. Also, there is opportunity for greater mechanical precision this way, all of which seems to imply excellence. But as usual excellence is conditioned by a manufacturer's reputation, and a pre-fabricated object can fall apart as easily as any other. Door and window manufacturers are pretty well known as good, bad or indifferent, but the newer wooden developments of whole closets, staircases, the larger kitchen assemblies in wood or metal, and whole bathroom units, deserve an appraising eye before purchase. You may be getting your value, or not. The salesman will make it look that way, but a little professional advice should be useful.

For years heating did not seem to achieve any outstanding economies despite the three main competing fuels, oil, coal and gas. House insulation lowered costs and soon paid for itself when properly selected and installed, but the heating system for small structures did not change much for the better until the war. Then a number of closely integrated small-sized heaters were developed, usually coal fired and with blowers attached. They worked harder and more efficiently than the older, bigger models, but no more so than the still later designed "airplane heaters." These latter reached the currently accepted acme of compactness and efficiency, so that it became an easy paper calculation to show how they could keep a small house at comfortable temperature. To some their highly volatile fuel smacks of undue risk and so far we have had no thorough test of this contention. It is not an architect's place to recommend innovations and if he succumbs to the temptation for its advertising value he is not a fit person to guide a client in the spending of his hard-earned money. But it *is* an architect's job to know when a new product has proven its value as a money-saver, so that its advantages may be safely recommended and added to the general progress of the small house. As to the airplane heater, its domestic adaptations are altogether promising and may soon be advised, under the right conditions.



2

GOOD DEEDS

HOME OWNERSHIP MAY SWING INTO ITS STRIDE WITH A GALA HOUSEWARMING, BUT THE PRELIMINARY plans for this gaiety were laid in the dull, vital business of title and land.

When you discover a likely lot and the owner has popped out from behind a bush, your logical inquiry is price.

Perhaps you want the land badly enough to arrange for an immediate option, or you may control yourself enough to take an architect out for a look and his opinion as to its worth and adaptability. He will see and think of many things that had escaped you.

If the lot passes all preliminary tests an option may finally be taken to bind the agreement, or an agreement of sale may be made and the title investigation started.

A *deed* is legal evidence of the transaction when property passes from one to another, like a bill of sale. A *title* is the document which proves or disproves the validity of Mr. Smith's ownership when he tries to sell you his lot. The worthlessness of a deed without a clear title behind it is nicely shown by the perennial trick of "selling" some misguided fruit vendor a choice little piece of Boston Common on which to erect a stand. Now Giuseppe, the purchaser, may receive a handsomely engraved deed of purchase, but he always makes the mistake of failing to insist on proof of the swindler's title and right to sell.

So a clear title is necessary before you put down any more money on your lot, and it is only to be gotten by following back through the country land records to the beginning. Men do this for a living, and some are better than others. The process varies in different parts of the country, but in the East a title lawyer is the customary agent for such detective work. And this is important, if you are going to apply for a mortgage the bank will insist that its own lawyer check the title. So you might as well hire him to do the whole job and help eliminate an extra fee.

If the title seems to lack complete clarity you are probably taking a chance to go further, but you might get other legal advice, such as a lawyer friend who has had experience along those lines. Do not lean too heavily on an opinion from anybody who stands to gain directly or indirectly by the transaction.

Following proof of title the deed is drawn up, and it should be competently done. You may be paying spot cash or working out an installment plan, but you ought to be protected as well as the seller. In buying land on the installment plan, you should receive the deed on making the down payment and give a mortgage for the balance, which protects both buyer and seller.

Once again let me remark that it is safer to pay a little something for advice from a competent person who has nothing to win or lose in the deal, than to accept too much free information from interested parties.

Two last points in this brief summary of the basic facts: a — your option payment is returnable in the event of no clear title, and b — title, deed and mortgage are always registered at the county courthouse.

GOOD DEEDS



3

A GOOD TIME TO BORROW

MOST OF US KNOW THAT THE FINANCING OF A BUILDING OPERATION, SUCH AS YOUR SMALL HOUSE, may be done through numerous agencies. Life insurance companies have supplied mortgage money, for projects of all sizes, and individuals may make a business of it in a smaller way, but the majority of lenders are building and loan associations, co-operative banks, mutual savings banks and Federal savings and loan associations. Other banks have begun to show an interest, as well, since FHA loans were created.

An FHA loan means that the lending bank is insured against loss by the Federal Government. It will give you 80% to 90% of the total sum you require, and repayment may be spread over 25 years in some cases. For this service, the Government very properly has regulations controlling issuance and use of the money. Perhaps the outstanding advantage of these loans lies in the help they give a man who has little cash to invest in his project. Otherwise it may be possible to better FHA terms by looking elsewhere.

Ordinary home financing institution loans sometimes run to 80% of the total sum. Your income would have a bearing on the amount you could borrow, at interest rates that are about 5%.

Whatever the loan's source, one should not sign on the dotted line until he has gotten every last scrap of information concerning *all* the charges connected with it and the complete story of its repayment.

You may repay mortgages at yearly intervals, but monthly reduction payments come easiest to most of us. They will include:

- a — Interest on the amount of the loan still outstanding.
- b — A regular sum towards paying up the principal within the time agreed upon.
- c — One-twelfth of the estimated real estate tax.

The initial payment on the mortgage will be in excess of the average, since it includes beside your monthly payment the lawyer's fee for looking up the title, an adjustment for taxes, recording the mortgage, etc.

If, however, some emergency in your life requires it, your mortgage terms may be susceptible to

amelioration. That is why it pays to pay promptly and build up a good record, why it is usually safer to handle your mortgage problems through a reputable long-lasting organization, than an individual.

In 1944 the small house mortgage market was very directly affected by the Servicemen's Readjustment Act, or the G.I. Bill of Rights. This made some millions of ex-service men and women potential customers for a limited and easier mortgage loan.

Once again it works through a Government guaranty to the lending banks, on loans issued for the purpose of buying, building or repairing a home, as well as for paying up back taxes and mortgage interest, or other unpaid debts on the serviceman's home.

It is not a gift, but it does give such advantages as no down payment and a 20-year mortgage contract at the low rate of 4%. The guarantee is limited to a maximum of \$2,000 or 50% of the loan, whichever is the lesser, and what you borrow is wholly between you and the bank and subject to the approval of the Veteran's Administration. The amount of your income, from all sources, may limit borrowing capacity, for naturally you must be earning enough to meet the monthly payments.

Before signing any contract or agreement on building or repair work, to pay for which you are going to borrow money, first talk to a lending institution. If you propose to employ an architect he will protect your interests in the selection of materials and contractors, but otherwise the bank may tell you to get good advice from such as your Better Business Bureau. It is not always fatal to take a chance, but there are enough well-intentioned but inept builders and repair men about to require caution. Prima facie they look, talk and act like capable artisans, except when they are doing the work.

In borrowing money under a plan that permits little or no down payment it is still true that the payoff is easier when you have made one. Herewith is given a schedule of monthly payments required at various yearly rates of interest to repay a \$1,000 loan.

Schedules of Monthly Payments Required at Various Yearly Rates of Interest
To Repay a \$1000 Loan

Number of years	4%	4½%	5%	5½%	6%	6½%
5	18.42	18.64	18.87	19.10	19.33	19.57
6	15.65	15.87	16.11	16.34	16.57	16.81
7	13.67	13.90	14.13	14.37	14.61	14.85
8	12.19	12.42	12.66	12.90	13.14	13.39
9	11.05	11.28	11.52	11.76	12.01	12.26
10	10.13	10.36	10.61	10.85	11.10	11.36
11	9.38	9.62	9.86	10.12	10.38	10.62
12	8.76	9.00	9.25	9.50	9.76	10.02
13	8.24	8.48	8.73	8.99	9.25	9.51
14	7.79	8.03	8.29	8.55	8.81	9.08
15	7.40	7.65	7.91	8.17	8.44	8.71
16	7.06	7.32	7.58	7.85	8.11	8.39
17	6.77	7.02	7.29	7.56	7.83	8.11
18	6.51	6.76	7.03	7.30	7.58	7.87
19	6.27	6.53	6.80	7.08	7.36	7.65
20	6.06	6.33	6.60	6.88	7.17	7.46
21	5.88	6.14	6.42	6.70	6.99	7.28
22	5.71	5.97	6.25	6.54	6.83	7.13
23	5.55	5.82	6.10	6.39	6.69	6.99
24	5.41	5.68	5.97	6.26	6.56	6.87
25	5.28	5.56	5.85	6.14	6.44	6.75



4

TURN TO YOUR ARCHITECT FOR ADVICE

WHEN YOU BUY OR BUILD A HOUSE THE QUESTION ALWAYS COMES UP: "IS AN ARCHITECT WORTH while?" Perhaps these facts will help you.

To many the most obvious course is to buy a speculative house. Now a speculative builder is usually a small contractor trying to make money faster, though sometimes he is a large operator with the profits of a whole subdivision as his goal.

Both types are legitimately interested in getting as much money as possible from their venture and nobody can blame them, for rewards should always go with risks. We can, however, question the value of their product sharply, and for this reason. There are thousands of parts to a house and the most vital ones are invisible or difficult to observe. Whether or not they are well designed and assembled depends entirely upon the integrity and intelligence of the builder, and he may be long or short on both these qualities. His bathroom tile and the shiny kitchen you have always wanted prove nothing in this matter, for they are merely the irresistible bait to catch a customer.

Into this picture the architect fits like a private policeman who is also a specialist in house design. He is a professional man, like a doctor, and a profession is called a "gainful occupation, not primarily concerned with profit-making."

You pay the architect a fee for designing your house to your liking and guarding your interests during the building process. He receives no other gifts or profits from the whole operation, during which you may take a trip round the world or pitch a tent on the lot, as suits your fancy. He earns this fee by taking over the whole of your design and building responsibility for the several months of their duration, and here are some of the services you may expect:

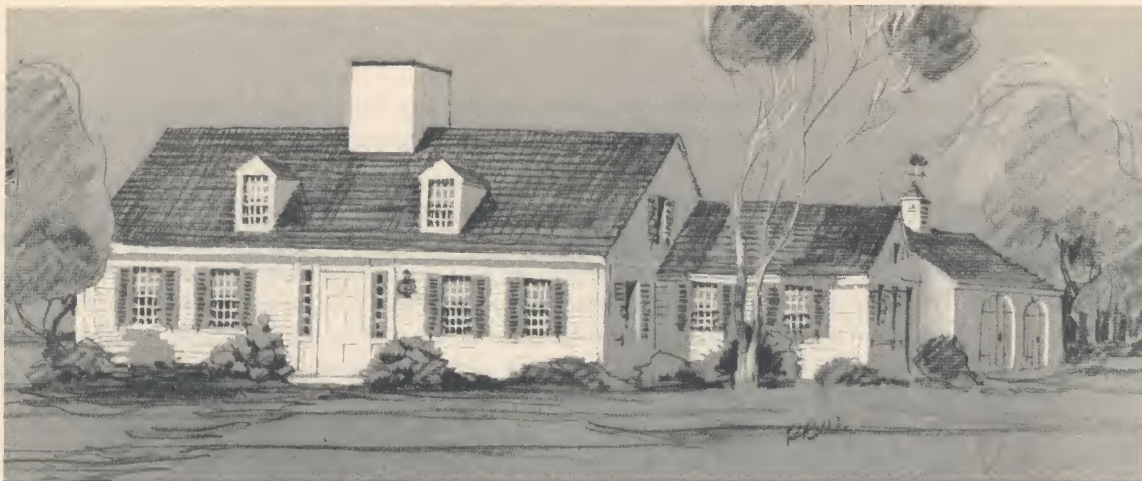
- 1 — Advice on the adaptability of the site for economical construction.
- 2 — A plan suited to your needs and fitted to the selected lot.
- 3 — Development of your plan through successive sketches, drawn so you fully understand what you are getting for your money.

- 4 — Complete working drawings and specifications.
- 5 — Details of special features, trim and casework.
- 6 — Economy of construction through use of standard lengths and sizes where possible, the avoidance of waste space and awkward corners, good closets, and the best balance for the money between heating, plumbing and insulation.
- 7 — Competitive bids on construction, to get the lowest figure; only possible where you have complete working drawings and specifications.
- 8 — Help in letting of a proper, protective contract between you and the chosen builder.
- 9 — Superintendence during construction, to see that the house is being built according to plans and specifications.

These are some of the advantages, so that in the end you have got what you want and you know what you have got. Your house looks like the architect-designed home that it is, which may enhance your pride in its appearance, but is especially valuable if you ever care to sell it. There might even be an orchid tub, but in any event you have less need to fear settlements in foundation and frame, cracked plaster, sagged doors, warped floors, leaky walls, roofs and windows, and inefficient plumbing and heating. In short, you get what you think you are paying for.

The usual arguments against architects stress the cost of his services and the "extras" occurring during construction. Do not forget that in a speculative house, as normally sold, you are paying for the speculator's profit, which may be in addition to the contractor's profit, the realtor's commission, financing and carrying charges, and any taxes which may have accumulated. This is a total positively in excess of the architect's commission, and yet you are getting something not expressly designed for your needs and with no guarantee of honest construction.

As for the "extras," they are seldom the result of an architect's omissions, being almost invariably the product of a client's changing mind or expanding desires. The owner and architect should settle everything in advance beyond misunderstanding, which is quite possible, and thereafter if there are extras it is the architect's duty to keep his client informed as to their accumulating cost.



5

SOMETHING OLD AND SOMETHING NEW

IT PLEASES PEOPLE TO PUT A STYLE TAG ON MOST HOUSES, CALLING THEM FRENCH, ENGLISH Colonial, Modern, etc. The professional does not always feel that some of these have a very strong claim to any style, nor that such a tag is necessarily desirable. He speaks oftener of "traditional" and "modern" houses, about which a few words may be instructive.

The term "traditional" quite obviously connotes a design which derives from the past, the type you have always been familiar with, and I am speaking rather more of the plan than the external appearance. Be the house English or Colonial it will have about the same rooms, arranged logically and to your needs if well designed, and these rooms will have accustomed ways for storing clothes, linen, china, etc.

Except for interior decorative detail the exteriors give chief claim to one style or another due to a number of things, including surface materials used and the roof. Windows will have the size and placement you have always known.

Our natural inheritance in architectural styles is pretty clearly American Colonial in several variations. This developed out of the Colonists' plan beginnings and gradually assumed a form whose commonest progenitor was English Georgian. Characteristically it used local materials in the most practical fashion, and those materials are still the readiest obtainable and the cheapest. The Colonial plan first reflected the time's simple, hardy life but underwent constant changes as that life expanded until now it has accommodated every known mechanical convenience and all your living needs.

The term "modern" or "contemporary" as applied to architecture has great force among architects, where it provokes many heated arguments. Whereas the traditionalist believes that the design of our living quarters should develop gradually from that to which we have been accustomed for generations, the modernist says "No," and very emphatically. His movement started in Europe, after World War I, chiefly among progressive, younger architects who felt that the machine age in which we live had invalidated old theories of design. They were revolutionaries of a sort and became so incensed against existing ways that they inevitably went farther than need be to effect

their purpose. Since then the movement has spread round the world, and though still as keenly revolutionary as ever it is being interpreted with vastly more common sense by some of our architects.

The core of modernist house design lies in its new conception of the plan, commonly called the "open plan," in which a feeling of space is injected into the small house by doing away, wholly or in part, with the individual living-room, dining-room and hall. The first two are represented, mayhap skilfully, within the larger open area by compact, built-in installations, which seek to concentrate the appropriate household activity (eating, reading, writing, etc.) to best advantage. Another point of primary importance is the greatly increased window area, with very likely an expanse of glass from floor to ceiling in the "living" portion of the first floor.

The modernist's exteriors began by featuring unadorned white stucco, and flat roofs that served as living decks, both items turning into bad advertising when they streaked and leaked. Later, all the traditional exterior materials came back into use, but to produce new effects. It may be conservatively stated that some of these manifestations are not practical improvements over the older ways, their chief use being to avoid emulation of traditional methods and to preserve the unique flavor ascribed to the modern movement. But of course all the best features of the contemporary house may be retained, even if some of the minor tricks and cliches are not.

Needless to say, there is no difference between the modern and traditional house in point of mechanical equipment; each may have every up to the minute invention and convenience.

It is for you to choose between these two beliefs in house design, but I regret that there is so much difficulty in obtaining a dispassionate description of their relative advantages. Architects are prone to accept one theory or the other so ardently that the real truth is as obscure as usually obtains in a political contest.

Understandably, most people cleave to an up to date version of the style of their ancestors and I do not think they should be talked out of it. But if you feel that you have made the break and want to start fresh, so be it.

HINTS TO HOMEBUILDERS

BETWEEN THE SELECTION OF A PLOT OF GROUND AND THE DAY YOUR HOUSE IS FINALLY TUNED UP for occupancy there are thousands of decisions to be made. If you buy, instead of building, some one will have already made them to suit himself and you won't know for several months if he was a fit person to guess your mind for you.

Whereas the total of these selections, methods, alternate designs or whatnot appears very considerable, they fall into sequence throughout the work, and you need concern yourself with as many or as few of them as you choose.

Your architect is prepared to pick the right answers from his technical knowledge and what you have told him of your desires or limiting conditions. However, it is rare when a client does not wish to participate in the fun himself, and to furnish an educative background to build opinions upon, in cases where he lacks the special knowledge, I have prepared these pictorial hints to homebuilders.

They carry through from the important beginning of lot selection, which is more vital than most of us realize. For instance, have you asked yourself if it is convenient from the standpoints of transportation, reasonable nearness to your work, stores, schools and church? Is its type established and cut to your economic cloth? Are public utilities in and streets accepted, clean, well lighted, and is the neighborhood developing or deteriorating? Is there a traffic nuisance, and so on. Then, there is the land itself, but let the pictures tell the story.

CHOOSING THE SITE

The selection of a lot of land on which to put your future home is most important. Having selected the site, you should consider the availability of transportation and the distance to the railroad station of bus line,

the locations of stores,

churches,

and schools,

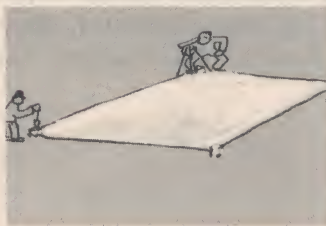
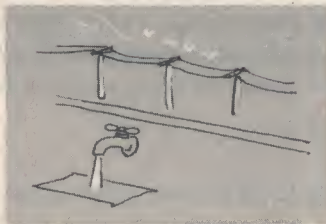
and the availability of public services, such as electricity and water.

One of the first things to do is to see that your lot is surveyed and that you know where the corners of the property are.

Frequently changes are made in widths of streets and property bounds are not at all definite.

In selecting your site, make sure that your house will conform to the size of the other houses in the neighborhood. There is no sense in trying to keep up with bigger pocket-books than your own.

There are a lot of things to think out, but it is almost as important to choose a proper location as it is the right kind of house.



Watch out for unusual or unreasonable zoning restrictions such as one that would force you to place your house too far back on your lot. There is one development that I recall in an expensive suburb where French windows were required in all houses built there. Think how ridiculous that would be today!

It is wise to consider the size of the lot on which you build. Remember you will have to keep it in condition and it is expensive to keep up large grounds.

At the same time, don't get a lot so small that the houses are crowded.

Probably you had better judge the one by your proficiency with the lawn mower, and the other by your tendency to claustrophobia.

It is desirable to get a lot at least 80 x 100 ft., but one 100 x 100 ft. would be better.

A few well-located shade trees are a blessing to the home owner and worth their weight in gold when you come to buy them full grown.

On the other hand, a lot located in the midst of woods may indicate excessive wood chopping.

CHOOSING THE SITE

Here is another thought: don't get a lot that is too high above the street,

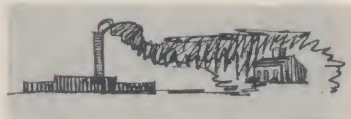
Or one that is so low that you will have to row out to the street in a boat during a thaw.

A happy medium, with a gentle slope, is best.



Look for a place where you get the gentle breezes in summer and not the roaring blasts of winter.

And speaking of gentle breezes, I have some friends who located their house in a place where on certain days when the wind was right they got the aromatic smoke of a nearby tannery. These things should be considered, because in suburbs near the city they are more common than you would think possible.



Look out for ledge on your property. It is expensive to blast.



It is really best to have a house in a neighborhood of similar sized houses,

Don't locate your house in a business section.



But just because I suggest not building among millionaires,

And it is advisable not to locate it on a super-highway, unless you like traffic.



Don't build among sub-standard houses,

On the other hand, remember if you go rural and try to get away from it all you may find that you are a bit isolated in the heavy snows of winter.



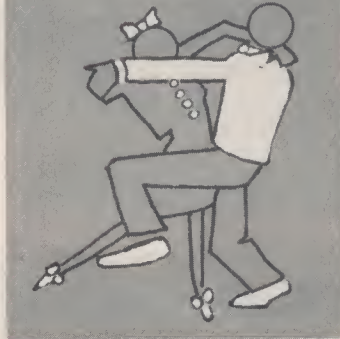
And it is just as well not to build in an area where there is a great deal of rented property.

ACTIVITIES IN THE HOUSEHOLD

Preparation of Food.



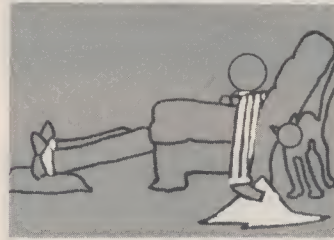
Polite Whoopee.



Partying.



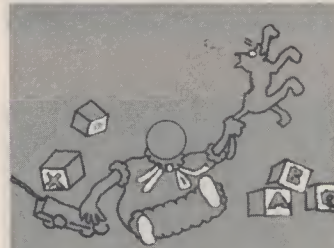
Relaxing.



Love-making.



Child Play.



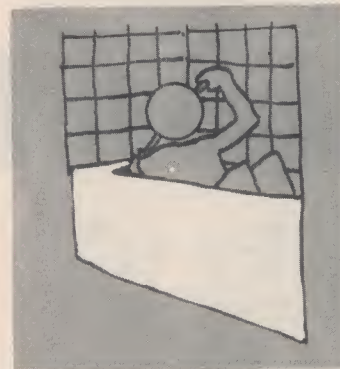
Laundering.



Bill Paying.



Bathing.



Sleeping.



These activities go on in the average home. Provision must be made for all of them in planning a home. We all eat, sleep, bathe and relax and so it behooves the prospective homebuilder to ponder over these things in advance.

ON GOOD PLANNING

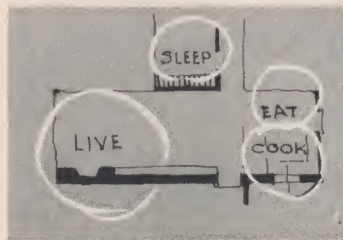
The first step to a good house is good planning.



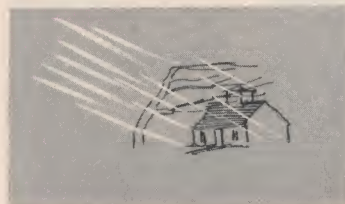
Good planning means proper use of space.



Proper arrangement of rooms.
Proper circulation.
Adequate window space.

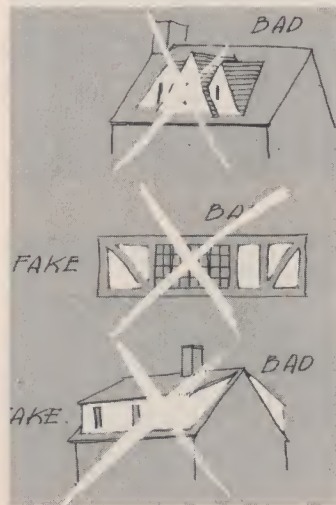


Proper design to withstand the elements.



This house may be good design for sunny climates.

But excessive glass area is conducive to cold rooms.

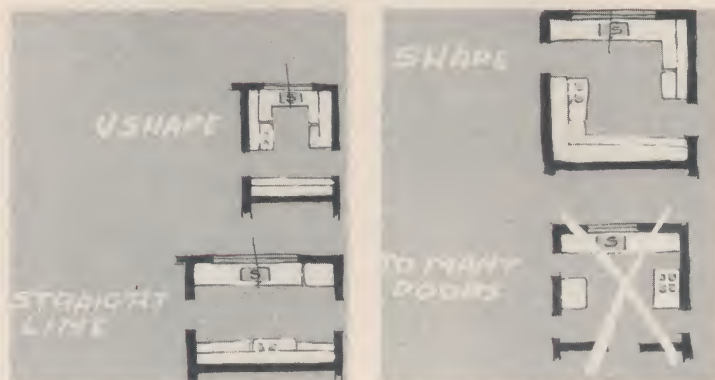


Good planning means good design, and that means no cut up roofs, awkward use of materials, or FAKE DORMERS

ON PLANNING KITCHENS

The best shape for a kitchen is U-shape, because stove, sink and refrigerator are within easy reach.

- The straight line kitchen is also good.



The L-shape kitchen is good, but not quite as efficient.

REASON for inefficiency in many kitchens is — too many doors. This is BAD planning and allows no wall space. Cellar doors, pantry doors, and closet doors should be elsewhere.

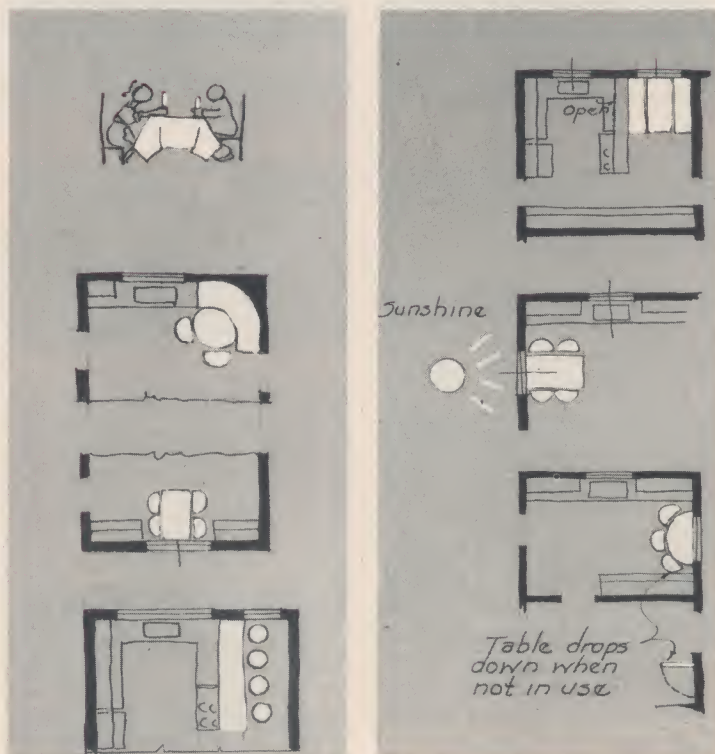
EATING IN THE KITCHEN

Since most every-one eats in the kitchen now-a-days, a good place to eat is essential.

A corner snack space may be like this:

Or a table may be worked in with the cabinets, like this:

Or a snack bar, like this:

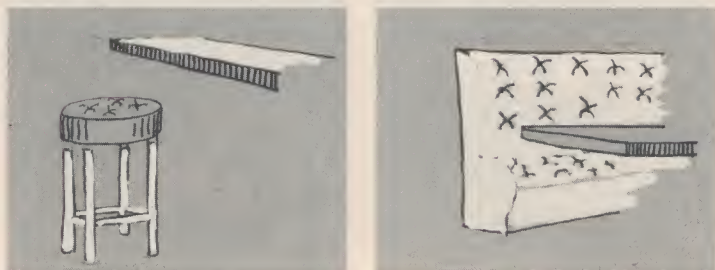


Combination of U - kitchen with breakfast nook makes the best arrangement in many ways.

Since the housewife spends more time in the kitchen than elsewhere, try to get in one sunny window.

Here's a good one, where space is restricted.

Ordinary stools upholstered make good seats for snack bars.



The old-time breakfast nook takes on a modern look if upholstered in Fabricoid, or like material.

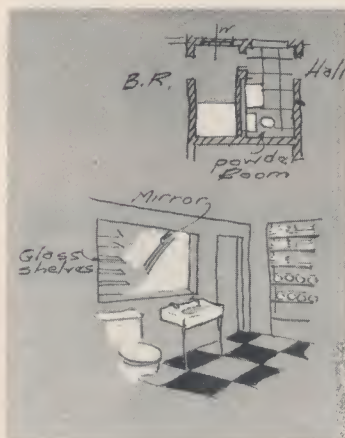
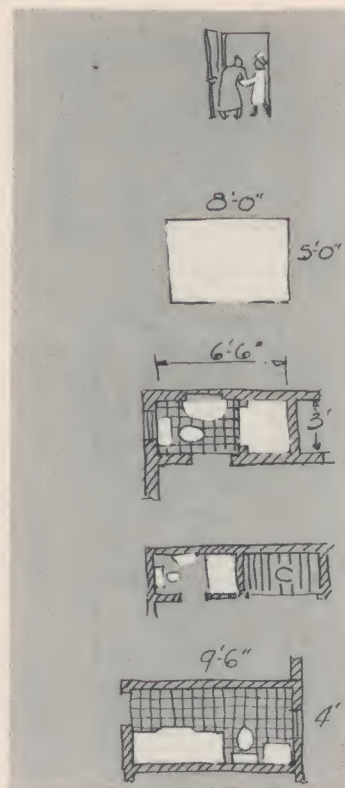
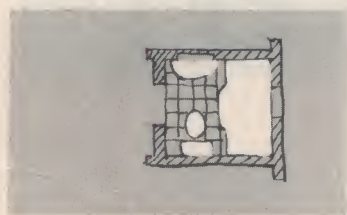
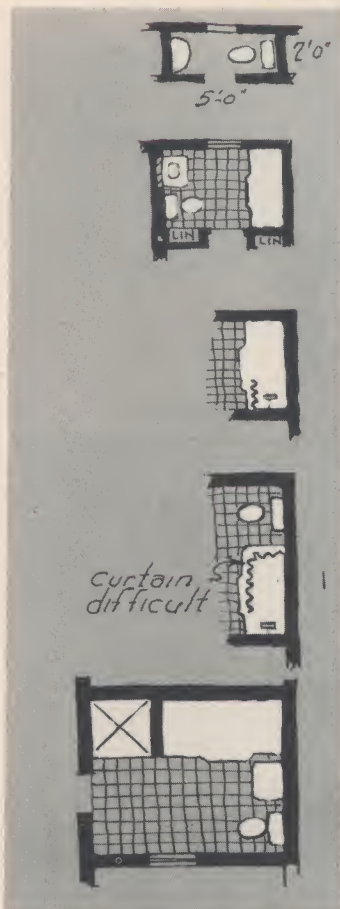
BATHROOMS

Bathrooms should be arranged for convenience first and easy piping second. It's logical to get both, as in this case.

A recessed tub is best for a shower over.

A good layout, with separate shower stall.

The minimum bathroom is 5'-0" x 5'-0", but this is too small for comfort or convenience.



Remember that a bath is often used by two people — a sick person and attendant, so more than the minimum is best — 5'-0" x 7'-0" or 8'-0" is good.

The bath in line is good for small spaces, because it will often line up with closet space.

Another scheme for a long shallow space.

A first floor bath may do double duty — as both powder room and bath. A square tub may be substituted for the shower.

STORAGE

It is best to locate closets in a room so that they will be easily accessible without walking around furniture.

Sliding doors are used to save space.

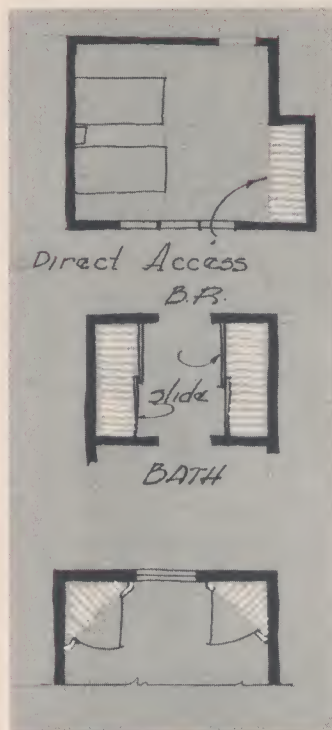
Corner closets are not to be sniffed at. They provide good shelf space and do not take up much room. They may be used singly or in pairs.

The most efficient closets are entirely accessible and have no waste space.

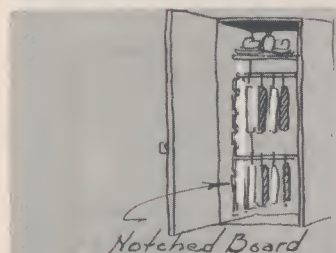
Single doors are of course cheaper, but should not permit

Too deep closets

Now-a-days closets should be at least 2'-0" deep to take mothproof bags.



To utilize utmost space, closet doors should be 6'-0" high with small doors above for direct access to shelf space.



Where growing children are in the family, a closet with adjustable poles is a happy solution.



An adequate sports closet should be conveniently located near the rear door, or possibly in the basement if it is good and dry. It should have a place for all sports equipment used by members of the family.



A good cleaning closet has room for brooms, mops, dust cloths, vacuum cleaner, window cleaner, wax, and all other refurbishing equipment.

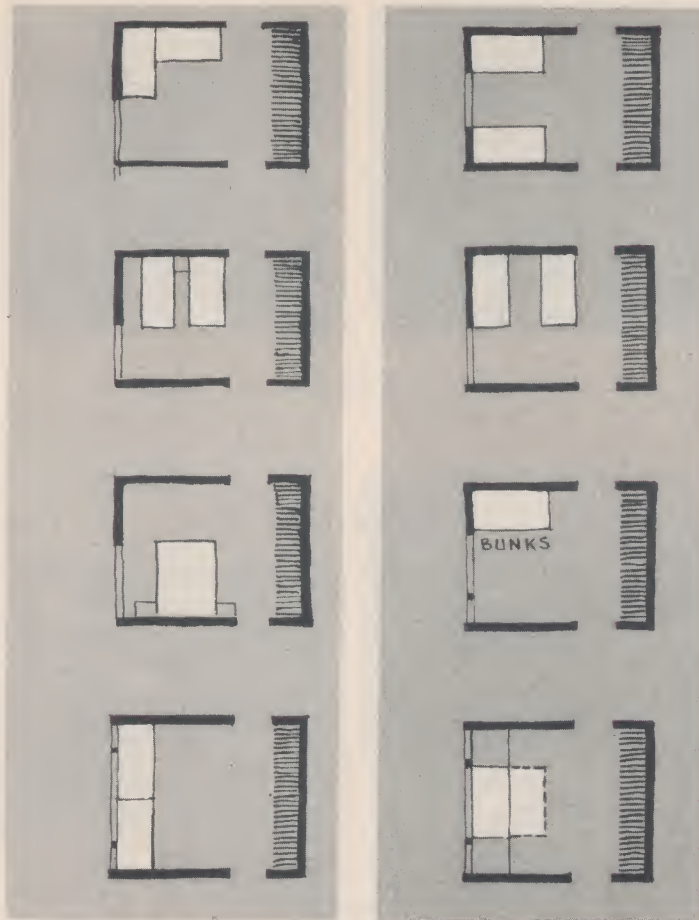
BEDROOM ARRANGEMENTS

In laying out bedrooms, it is not necessary to adhere to the customary arrangement of beds.

Twin beds may be placed in the corners,

Close together,

Or end to end



On opposite sides of the room

Bunks

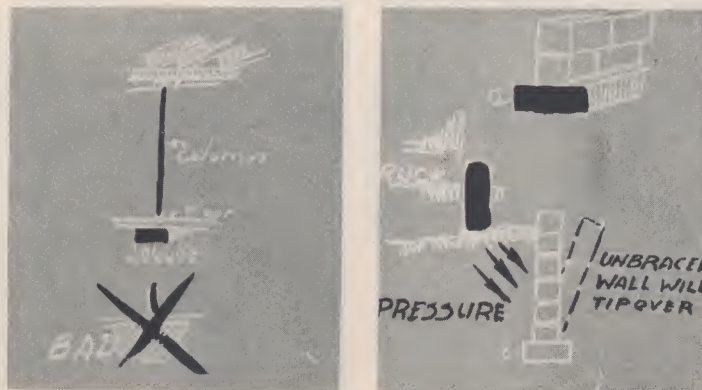
Divan, to slide out and give a double bed for sleeping.

FOUNDATIONS

A point often neglected in a house, and a cause of much settlement and cracking, is the foundation for the concrete-filled columns.

A footing at least 2'-0" square and 1'-0" deep is good and safe.

A footing made without forms will tip over and settle.



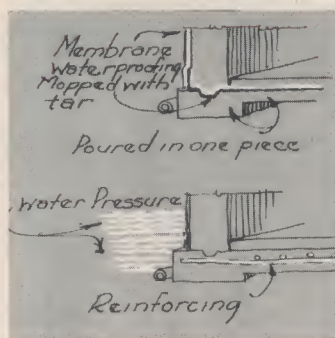
Where concrete blocks are used, a footing is essential.

Never backfill against block walls unless they are braced. A truck filled with earth will collapse them.

WATERPROOFING BASEMENTS

The best way to get a good dry cellar is to drain the water away from the foundation. This can be done by a tile drain around the outside of the basement wall.

This drain should be carried to the surface drainage system or to a dry well at a low point of the lot.



Where the cellar is definitely in wet land, a complete waterproofing job with double floor is recommended.

Where there is an actual depth of water around the cellar, the subfloor should be extra thick and reinforced to withstand the water pressure.

FRAMING

Floor joists, as well as all lumber, should be dry.

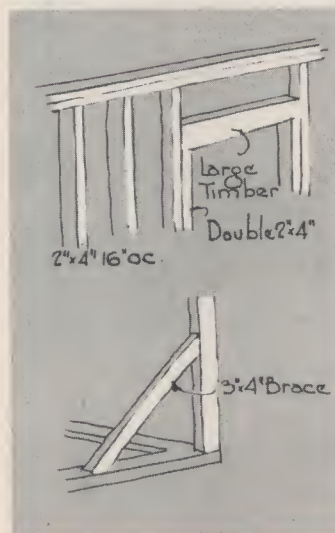
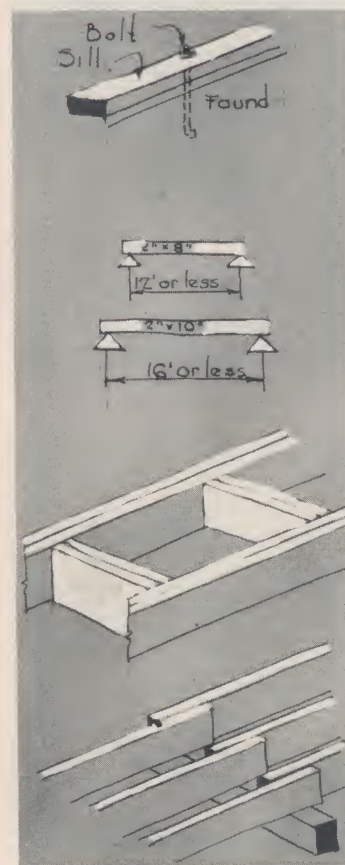
Sills should be bolted to foundations. Be sure that the sill is laid in cement mortar.

Floor joists should be of proper size. A good rule is 2" x 8" for spans up to 12'-0", and 2" x 10" on spans up to 16'-0". Joists should not be spaced over 16" apart.

Joists should be doubled around all openings.

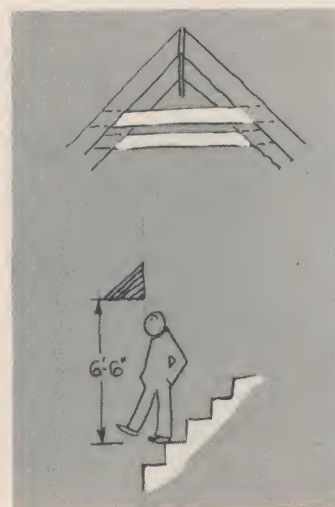
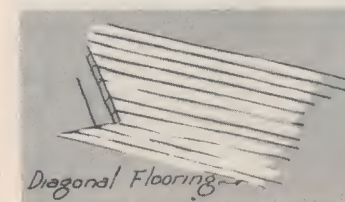
Joists should be lapped over girders.

Lay underflooring diagonally. It is stronger and makes it possible to lay finished floor either way.



Framing studs in wall are generally 2" x 4" studs, not over 16" on centers, and reinforced over openings.

All corner posts should be braced.

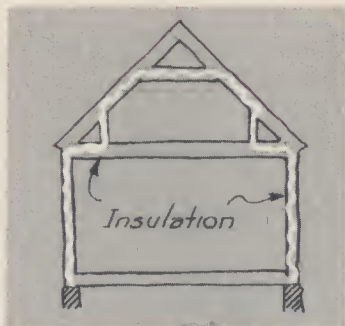


And don't forget collar ties in the attic.

And don't make stairs too steep. Finished stair treads of 10", with 8" rise, are best.

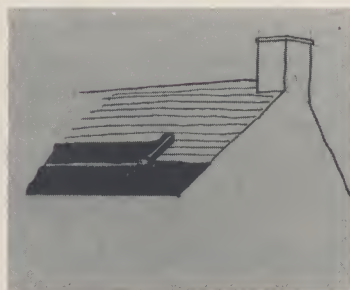
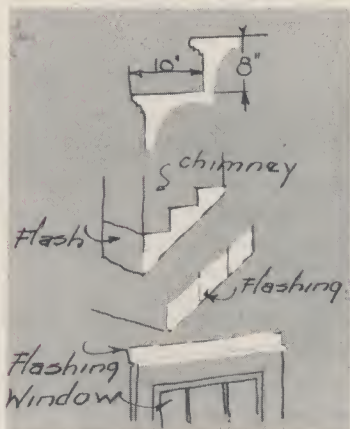
INSULATION

Insulation is now a "must" in all houses. It should be applied on both side walls and roof areas.



ROOFING

Don't forget to flash the roof at intersections and at chimney.

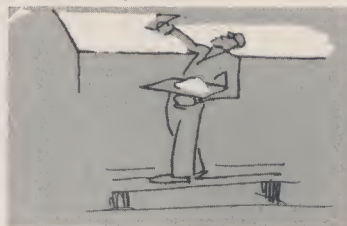
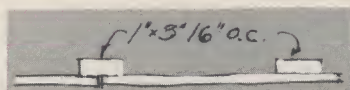


Heavy building paper should be laid under roof shingles.

Also flash over window headers.

PLASTERING

It is best to fur ceilings with 1" x 3" stock. This gives good nailing for plasterboard lath.



Plastering is now generally done in three coats, but the first two coats can be done in one day.

Finish coat of plaster may be put on five days after the first two coats. It should be free of lumps.

FINISH

Finish should not be installed until plaster is thoroughly dry.



A good idea to prevent shrinkage in finish is to place a piece of waterproof paper under the mitre joint.

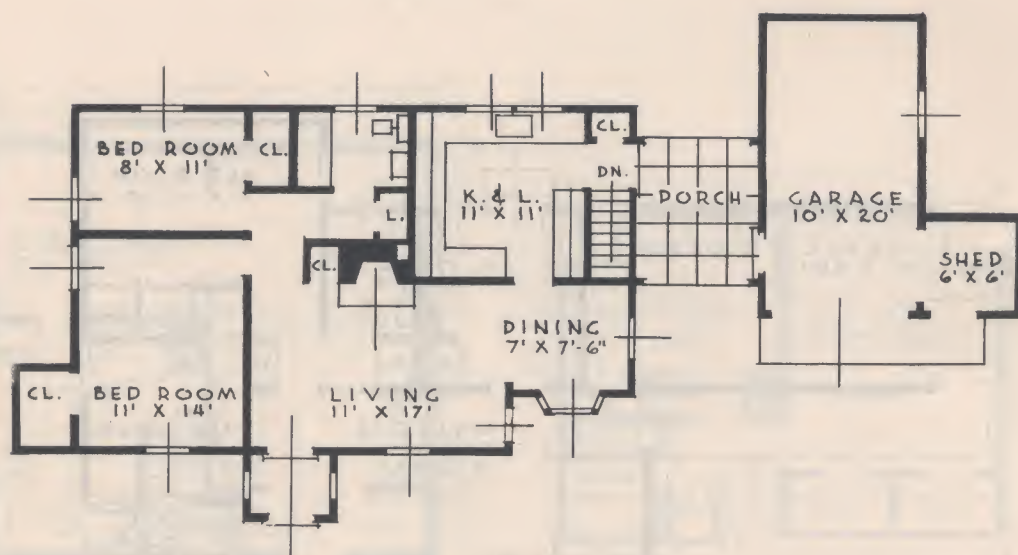
ON ESTIMATING COSTS

WE HAVE PURPOSELY REFRAINED FROM QUOTING EXACT COSTS IN CONNECTION WITH THE HOUSES shown on the following pages. Prices vary so much in different parts of the country, and under different conditions in the same general location, that it is impossible to give a definite price on any house without stipulating the specifications and taking into account the labor costs in that section. We have shown, however, the number of cubic feet contained in each house and the reader may gauge its approximate cost by multiplying this cubage by the prevailing cubic foot rate in his locality.

As a general rule, houses built of stock materials, with a modest amount of plumbing and a simple heating plant, can be built for approximately 35¢ to 45¢ a cubic foot, whereas houses with several bathrooms and of more elaborate construction will cost from 45¢ to 60¢ per cubic foot. Houses built for week-end living and not including heating plants may, of course, be built for less than the minimum price mentioned. Also, it would be well to bear in mind that a one-story house containing full basement and a large amount of attic space is relatively less expensive per cubic foot because so much space is left unfinished.



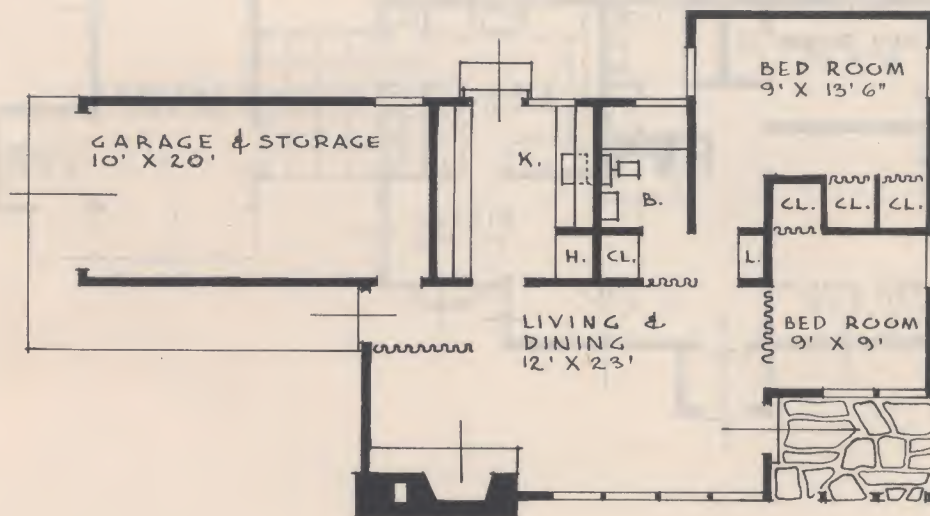
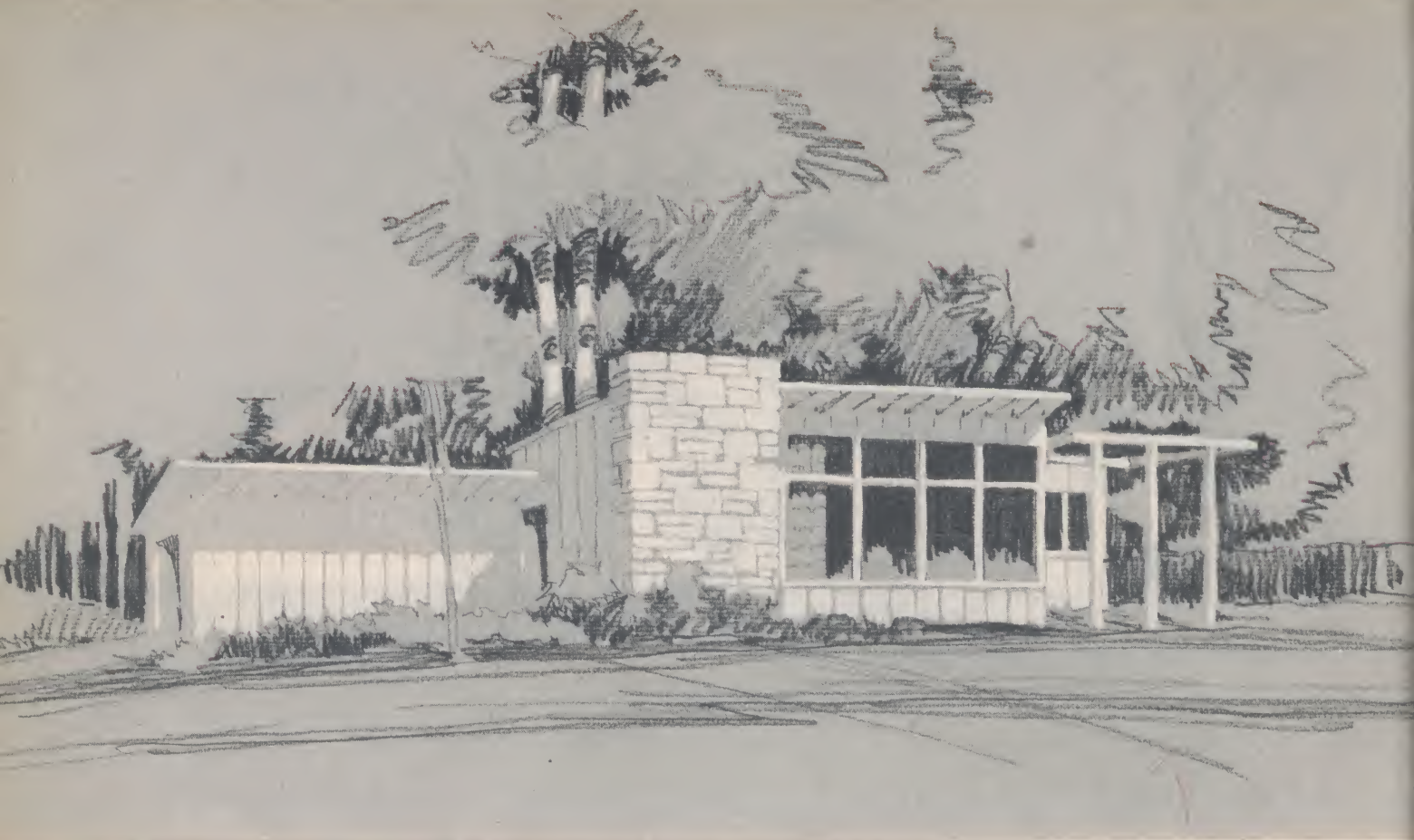
This group
of houses costs from
\$2,500 to \$8,000



The house for \$5,000 or under is always a problem, mainly because it is so small that the possible profit to the contractor is not sufficient in a single unit. In groups such houses would be profitable, but no one seems to have vision to build very small houses of architectural merit. Such as are built in this price range are generally poorly planned, "architectural happenstances."

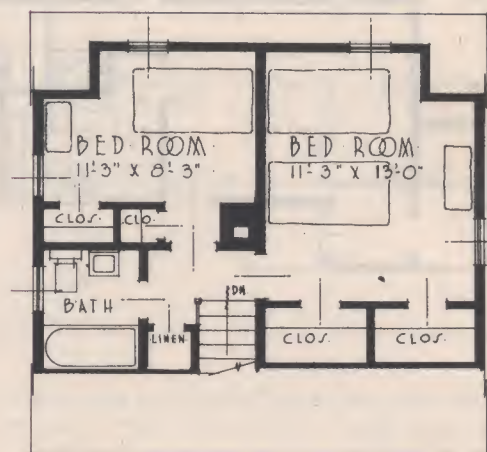
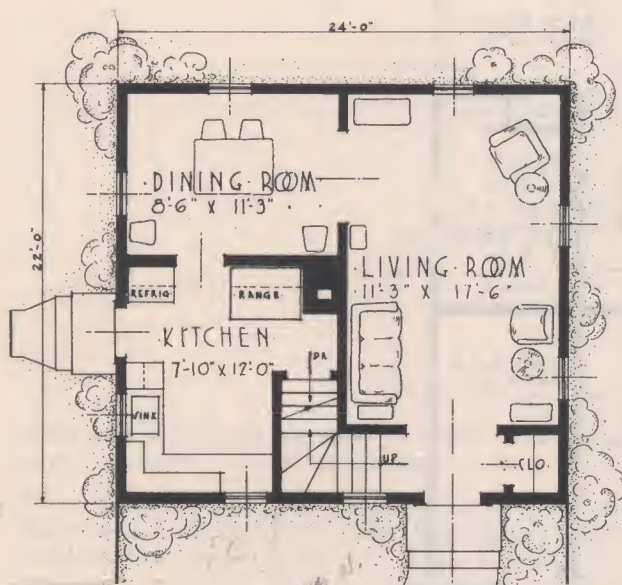
The house shown provides for a small family quite comfortably and can be built for this price on an ordinary flat lot if basement and garage are omitted and the treatment inside is simple and in keeping with the exterior.

15,300 cu. ft.



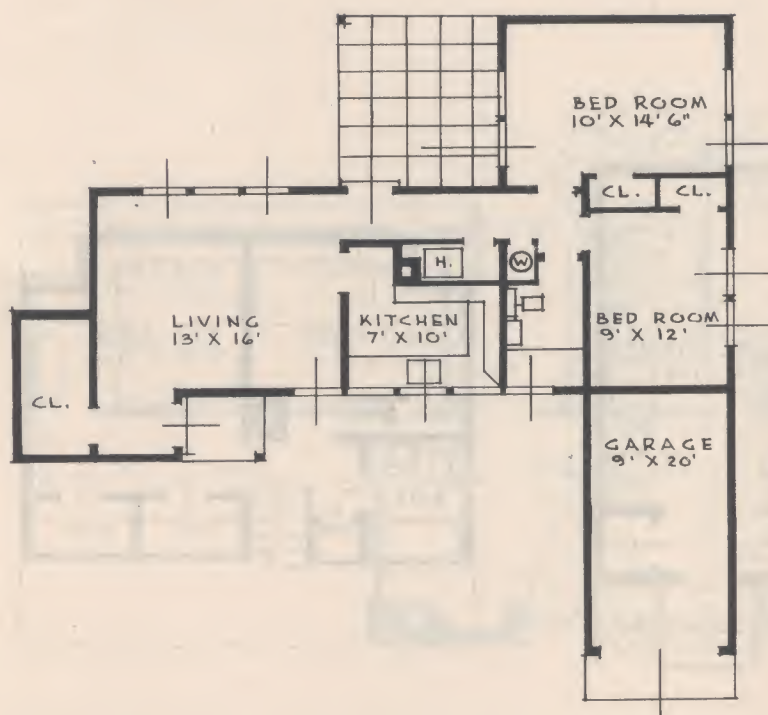
Whitewashed stone combines well with vertical wood boarding and on this contemporary house the result is particularly satisfactory. This is another of the very inexpensive small houses and it should be built for under \$5,000.

9,140 cu. ft.

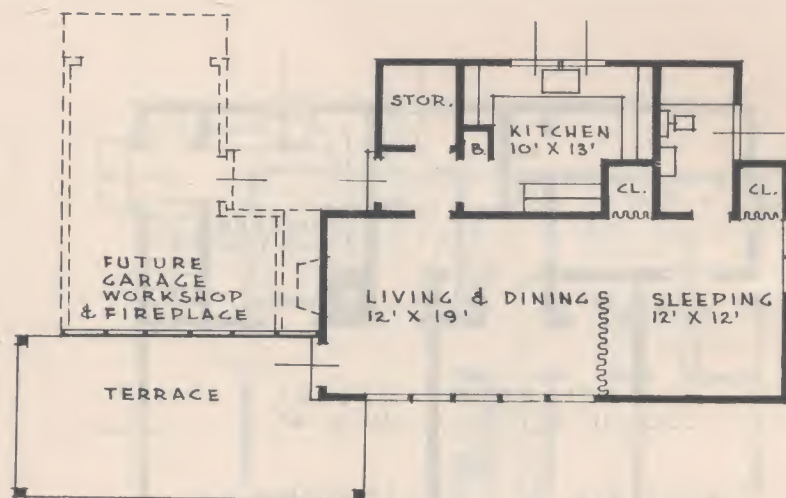
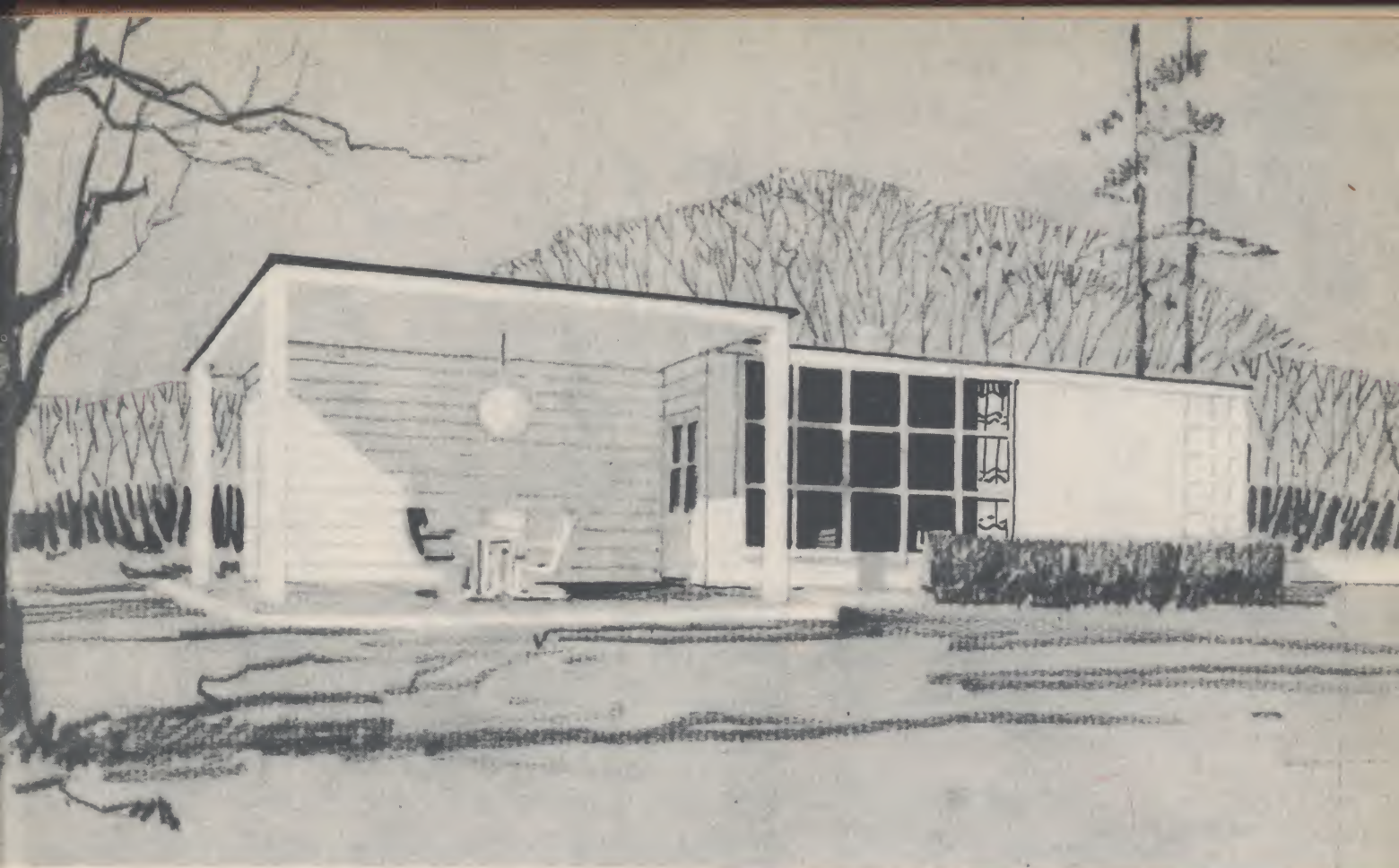


In the crooked streets of the little villages of Annisquam, Rockport and Lanesville on rocky old Cape Ann, one finds many very tiny gambrel roofed cottages with two rooms downstairs and one upstairs. In this particular house we have taken the general exterior of one of the older houses and fitted in a livable modern plan. This was designed for utmost economy and therefore does not include a fireplace or porch, although these might be easily added.

12,672 cu. ft.



There is one distinct advantage in the use of the flat or low pitched roof. It makes flexible planning practical and economical. The traditional pitched roof too often dictates the shape of the plan. These facts are well brought out in this small contemporary house.

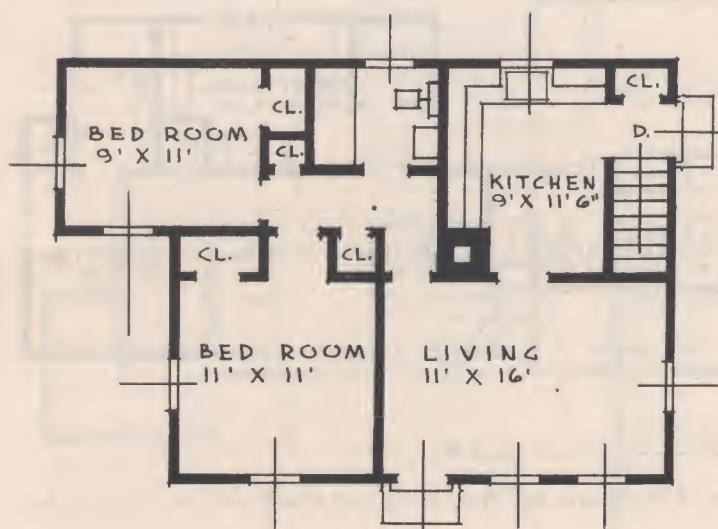


Week-end houses are currently in vogue. A few years ago they were just shacks in the country, but now they have a certain distinction.

When designing this little house, we started out with an idea that we should like to have the whole front opened up on certain days, forming practically one great open porch. Such a large open area is difficult to handle in any one of the accepted styles, therefore the house became modern or contemporary in feeling. Here the living-room and dining-room are combined, having the great window on the most desirable exposure. Sleeping quarters are on the other end of the house, separated by a curtain or sliding partition. In addition, at the back, are a kitchen and bath, and a storage room.

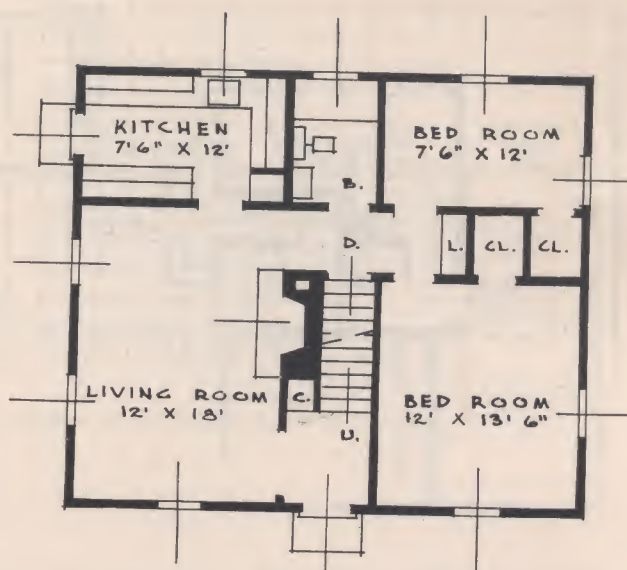
The house has been designed for very economical construction. Where built for a summer cottage, simply with boards and semi-finished on the inside, it would cost approximately \$1,500. A fireplace and garage would probably add a few hundred dollars more. Actually, it would prove a good year-round house, and by the use of an oil-burning range and the addition of a chimney it would be possible to heat it quite comfortably without a complete heating plant. With these additions the house would probably cost \$3,000.

7,700 cu. ft.

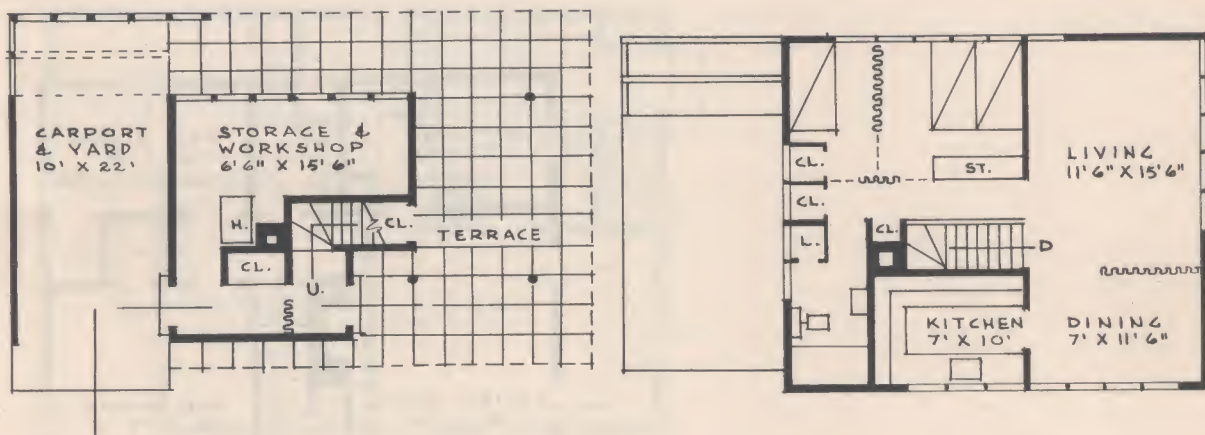


This little one-story, five-room Cape Cod cottage embodies the spirit of the simple, practical home of the early American days. The plan shows a living-room, kitchen, bath and two bedrooms. Ample closet space is provided. There is a partial cellar only.

10,650 cu. ft.



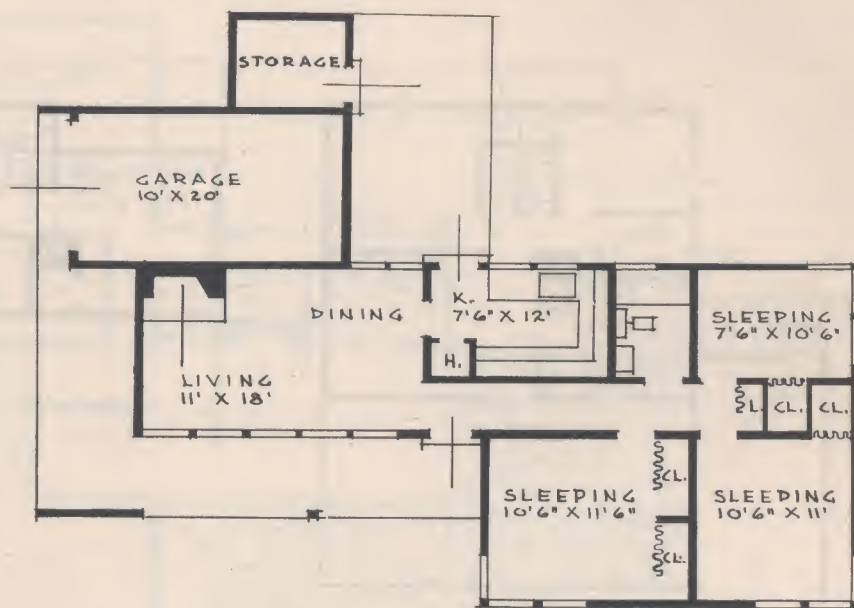
This house provides maximum living at minimum cost.
13,400 cu. ft.



This house was designed for a site near the seashore in a location where all land adjacent to the shore was too expensive to permit the construction of a modest house. About a quarter mile from the shore the land was quite inexpensive, and the views from a second-story height were magnificent. The result was a tiny house raised on stilts as it were, with all the principal rooms on the second floor.

Since the house was intended as a summer place, this unorthodox arrangement had no real disadvantages. The terrace under the living quarters made a lovely outdoor living-room. The large windows commanded a sweeping view of the ocean.

9,440 cu. ft.

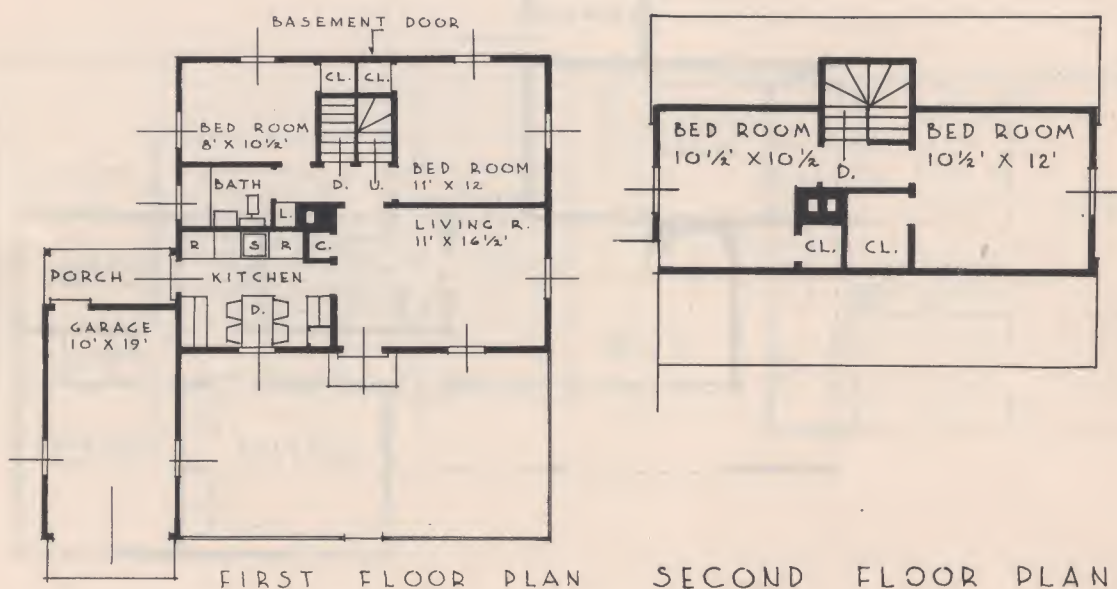


This is a very small house and it may be built at a very low price. Although the rooms are of the minimum size required to care for their respective activities they are adequate, and the general appearance of the interior is of a spaciousness belied by the cubic contents.

This house is designed to be built on a concrete mat, with the heating pipes built right into the floor. In this way the floors are always warm, as they are actually the radiators, but never excessively so. Heating costs using gas probably would be less than \$60 per year in a thoroughly insulated house with double glass.

The construction of the house is plywood, painted, on the exterior and insulating board, prefinished, on the interior. The cost on a flat lot should be less than \$5,000.

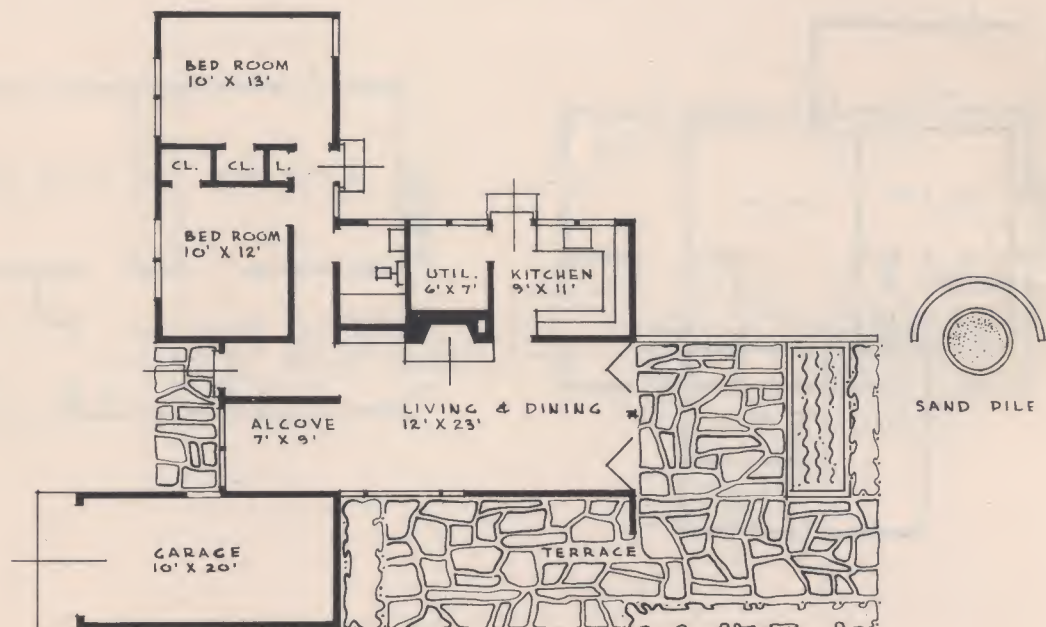
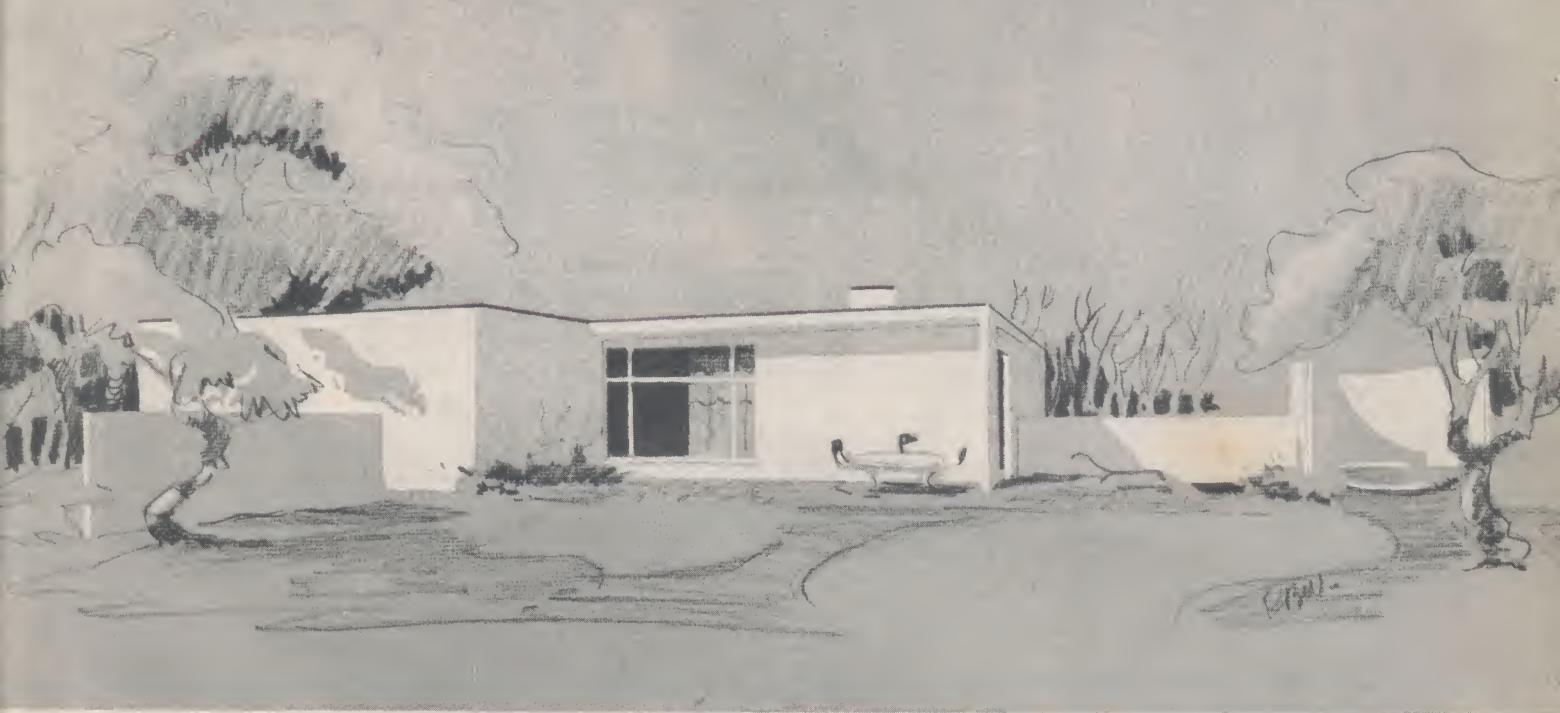
10,330 cu. ft.



An economical plan and an individual exterior produce a house that pleases even the most discriminating eye, and proves that simple materials used simply make for satisfaction as well as for economy. Where dollars are scarce, it would be a good idea to construct the house in three stages: 1 — the first floor and basement, 2 — garage, 3 — second floor-rooms. Stages 2 and 3 are purposely made so easy that the home-owner can frequently do the work. Yet when the house is completed, it provides living accommodations for five people at moderate cost.

While the addition of a dormer on the second floor adds to livability, cross-ventilation may be obtained by leaving doors open when necessary.

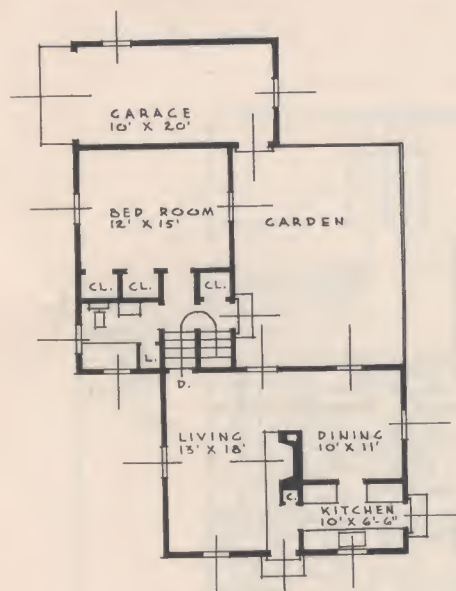
10,800 cu. ft.



The beauty of contemporary architecture is in the direct and forceful expression of the plan which appears on the exterior. Here clear functionalism expresses itself at its best. The large unbroken expanses of wall surface form a perfect backdrop for the filtering shadows cast by adjacent foliage.

This small house has been cleverly planned to make the most of every inch of space. Areas have been carefully worked out for their respective uses. This is particularly well shown in the terraces, play areas, and wading pool and flower beds.

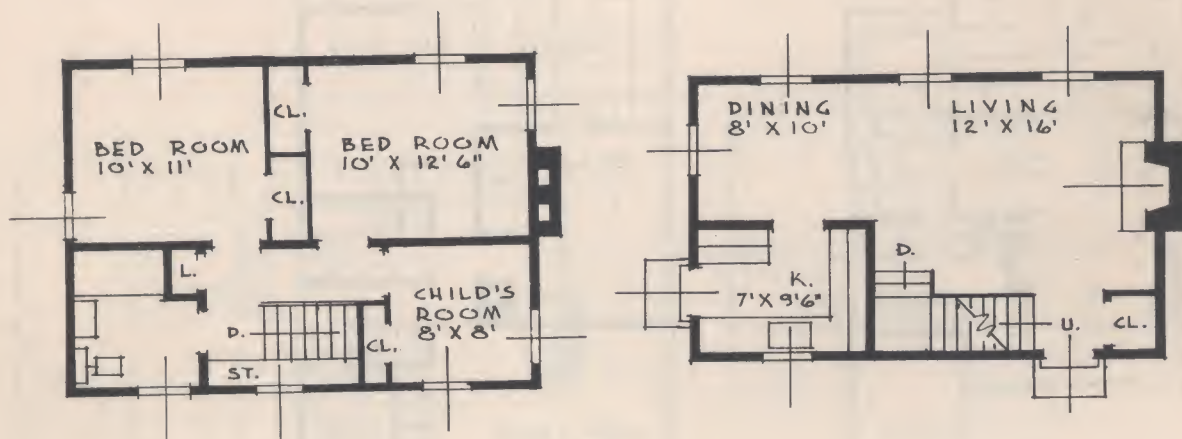
12,380 cu. ft.



In the earlier years of our history, New England lawyers had their offices in their homes. After a while this arrangement got to be rather a nuisance, with people calling at all hours, and they often had little buildings constructed outside their houses which they used as offices. Out on the Boston Post Road, in the town of Weston, Massachusetts, is one of the finest examples of these roadside law offices. There Artemus Ward, junior, pored over his law books and prepared many a case for trial.

The little house shown here is not a copy of the Ward law office, but does take its inspiration from that source. It is a very little house, but the living-room and dining-room are of good size and its one bedroom and bath are conveniently arranged. The garden and garage are fitted in well together. All in all it makes an amusing little house, very low in cost.

13,620 cu. ft.

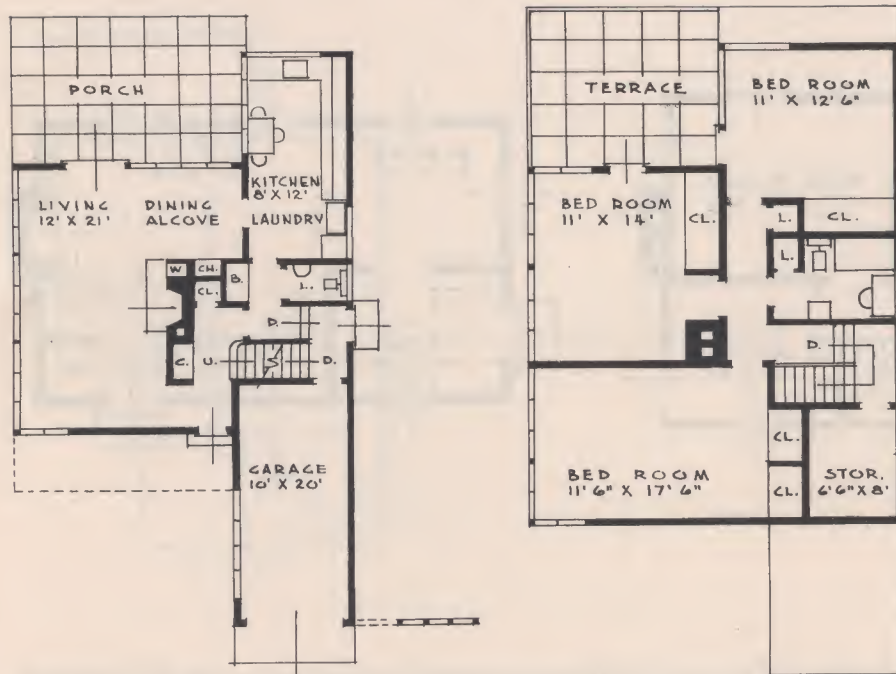
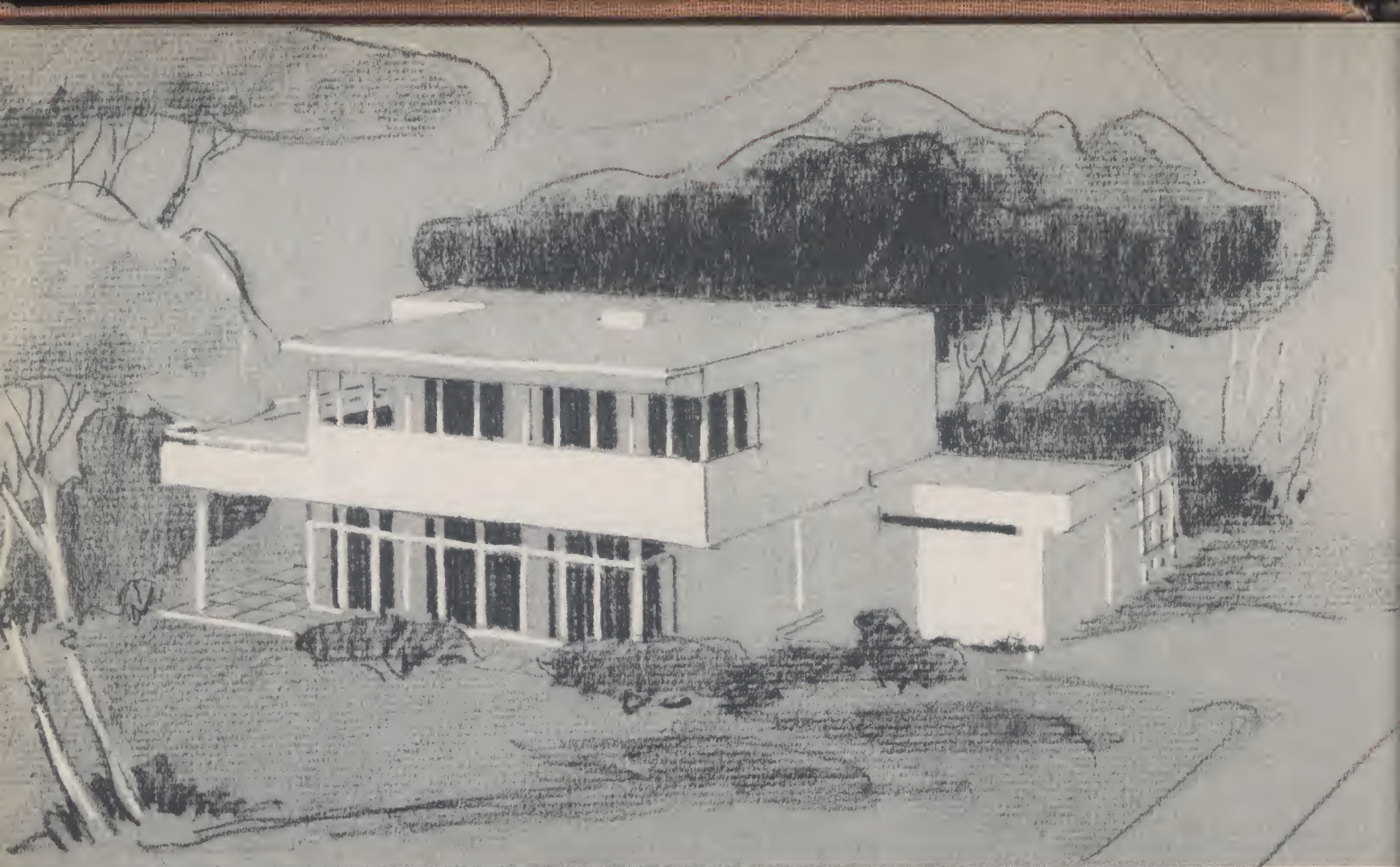


The block houses built by many of our early settlers have interesting features — the big overhang, heavy plank construction below, small windows, and the general rugged appearance.

This house has some of the characteristics of the type. It is constructed of dark stained clapboards and cranberry red sash and doors. The trim around the windows and doors is white. The effect is quite colorful and on the whole not so severe as one might suppose.

It is a very small house and correspondingly inexpensive. The size on the ground is only about 17 x 25 feet. And is the equivalent of six good rooms and adequate closet space. The interior is framed with rugged beams and plank construction, which saves considerable expense and gives a more interesting effect in the ceilings.

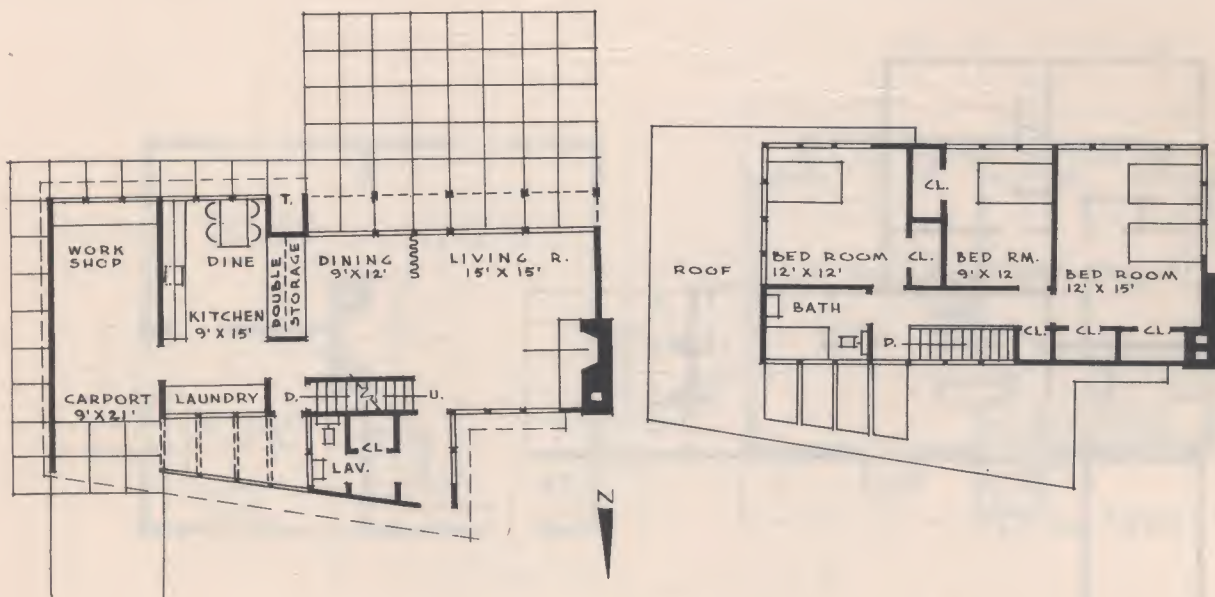
12,840 cu. ft.



The spacious open plan where rooms are combined or used for their separate activities is a feature of the modern or contemporary houses. Large group windows and a fine regard for spatial relationships are rather predominant considerations. Here we see a sincere interpretation of these requirements combined to make a livable house.

The sketch shows a view of the house from the garden side. All the rooms face south and have sun all day. Kitchen, laundry, drying yard and garage are efficiently laid out.

14,748 cu. ft.

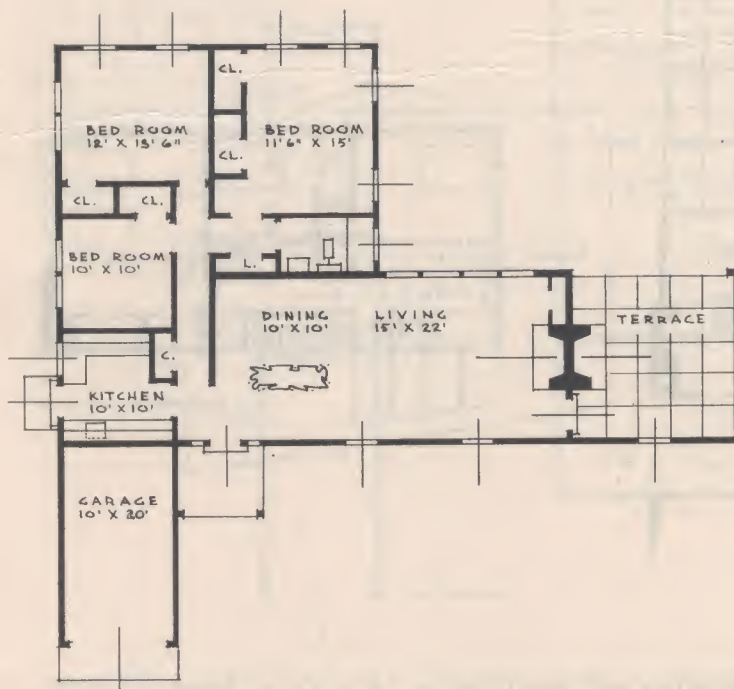


Modern architects of today concern themselves with new plans for a new way of living. No longer do they feel that the old arrangement of rooms is satisfactory. Living and dining areas become as one opening, a large area. This house follows that principle. With the lavatory and closets in a vestibule, very few partitions are needed in the main house.

The kitchen is arranged for cooking, dining and laundering, with a double storage wall forming the partition between kitchen and dining-room.

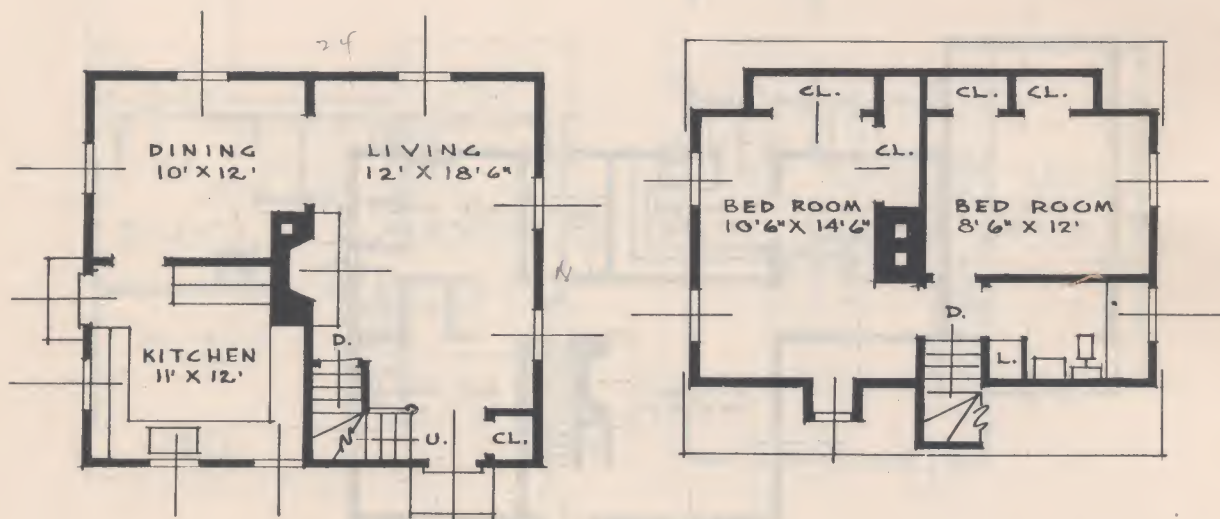
All rooms face south. Closets are ample.

15,740 cu. ft.



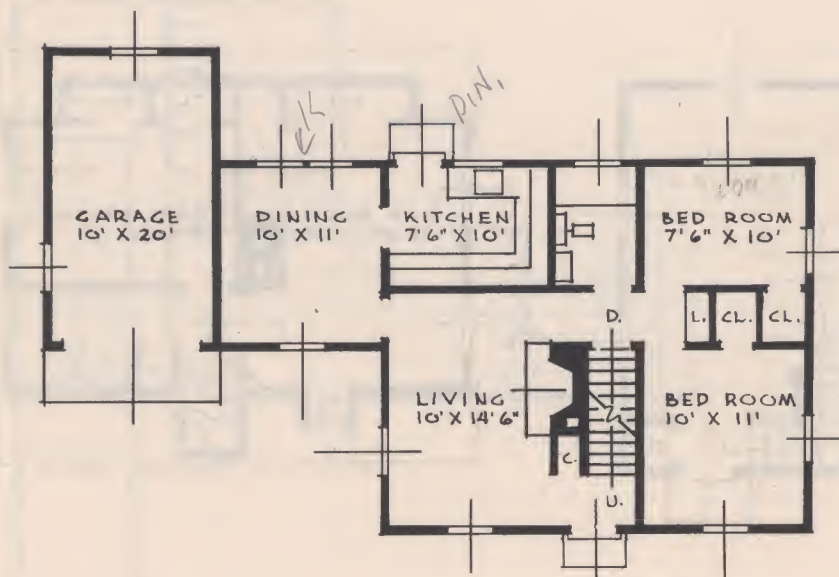
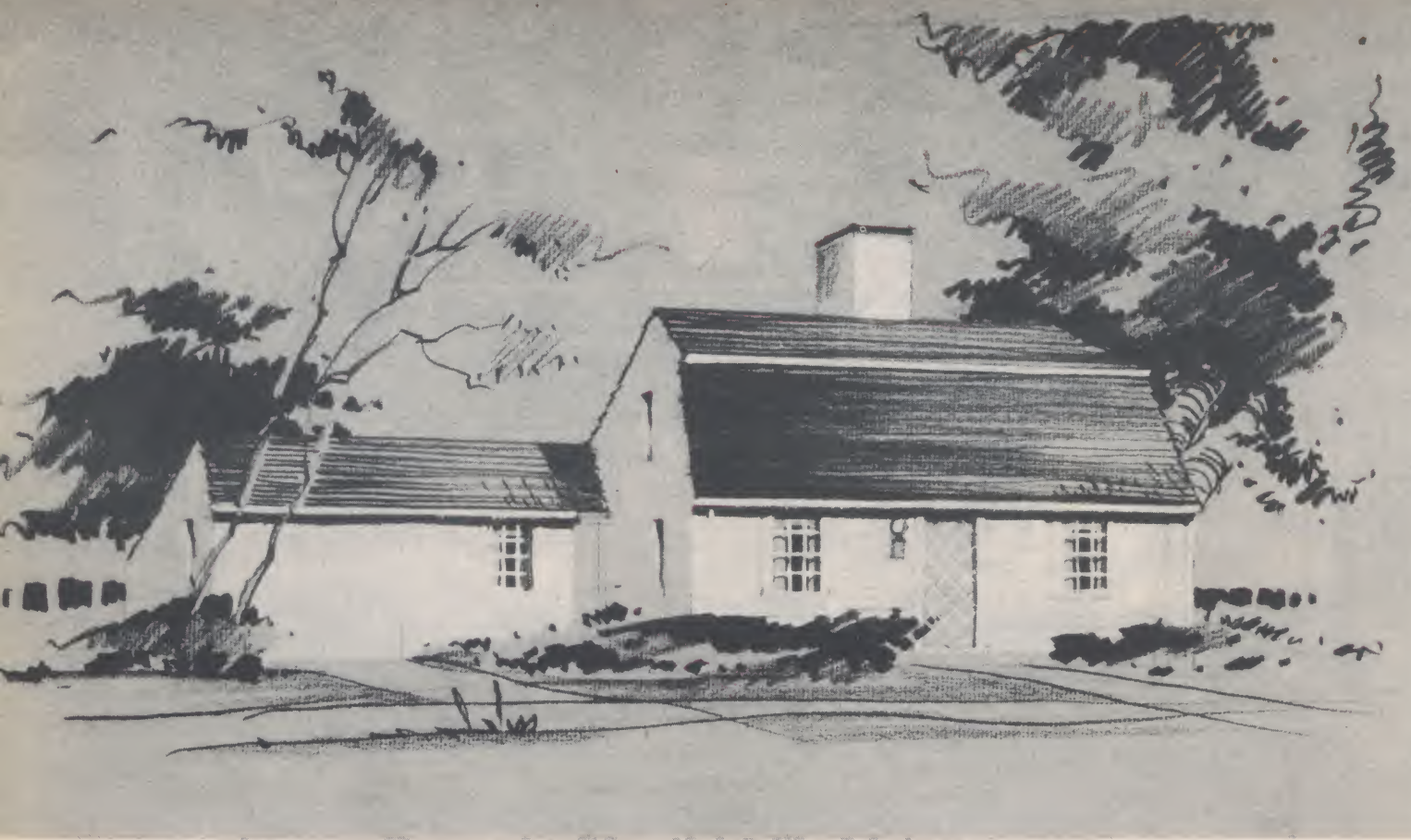
A simple house, primarily intended for summer use. The terrace is planned to be on the southwest, and it would be desirable if the garden and view were in this general direction. The house itself is informal, with living-room and dining-room combined. There are three bedrooms and bath in the rear.

14,810 cu. ft.



The early gambrel roof house afforded an opportunity for a very economical plan. With the living-room and dining-room separate, yet opening into each other, it makes a roomy small house and one quite inexpensive to build. There is an entrance vestibule, with stair to the left, living-room, dining-room and kitchen on the first floor and two bedrooms and bath on the second.

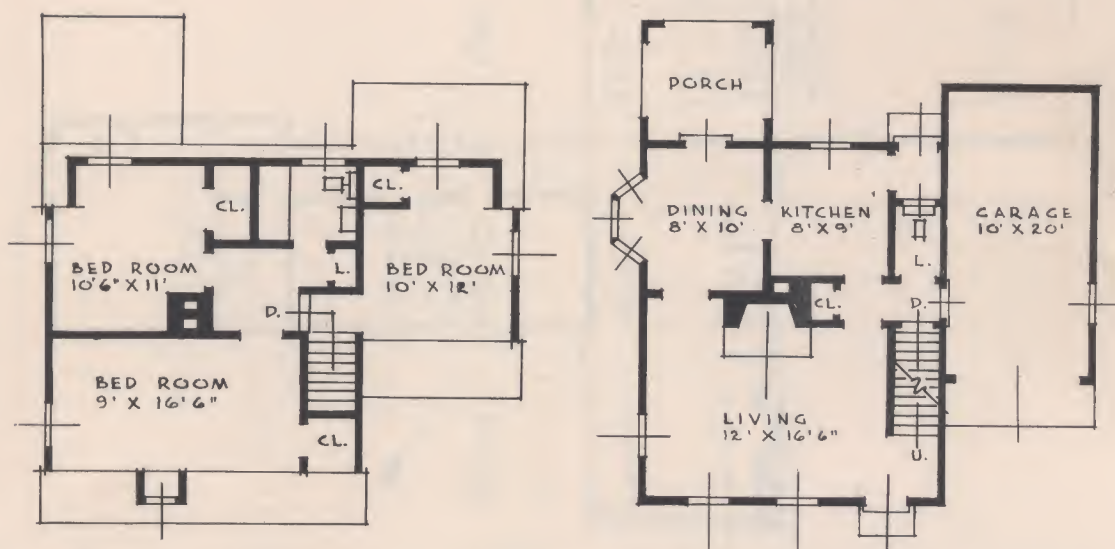
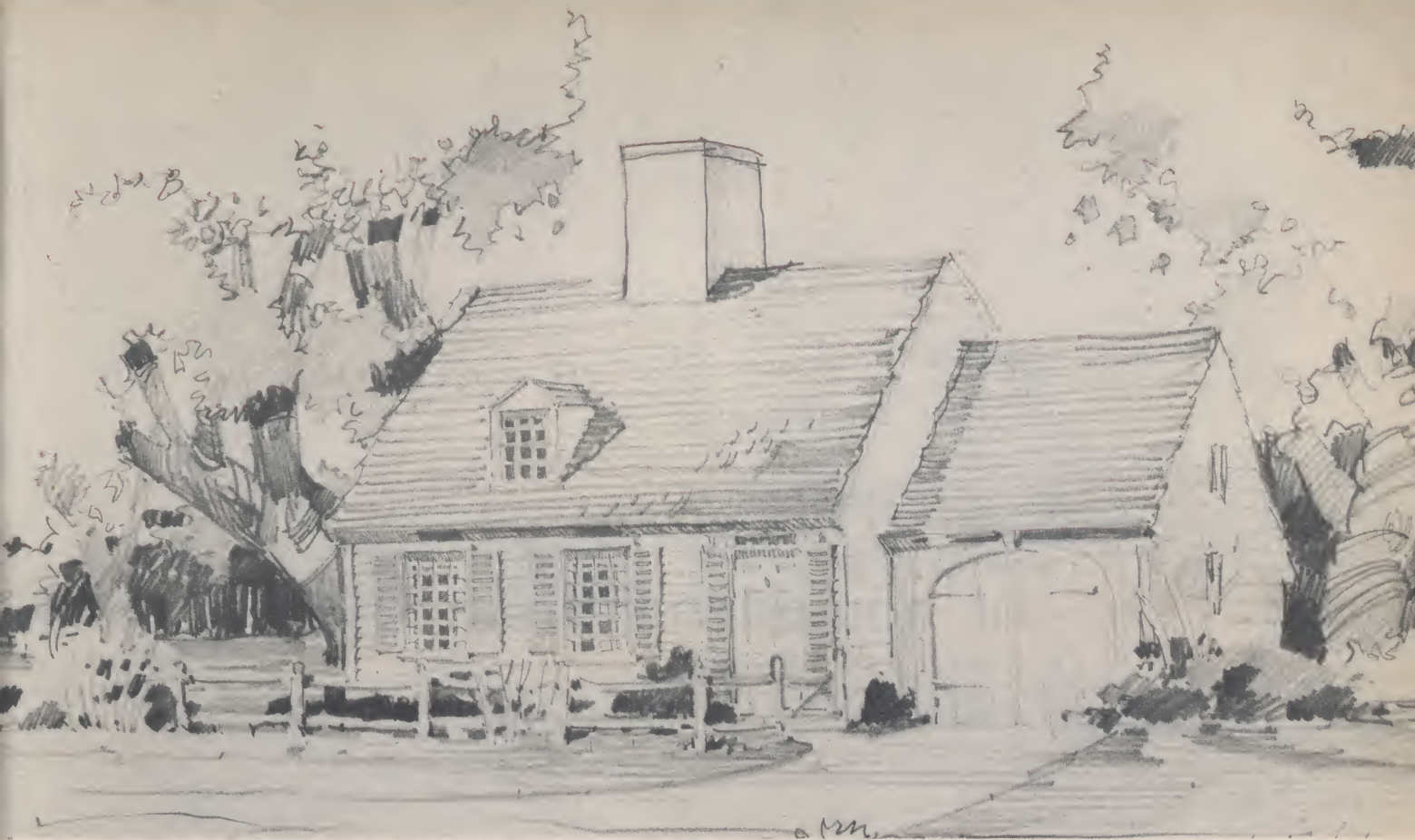
14,400 cu. ft.



This is another of the simple, inexpensive houses that can be built with the utmost economy, will be easy on upkeep and give good opportunity for future expansion. It is of the gambrel roof type and may be either stained or painted on the exterior.

The plan shows five rooms and bath, with garage, and a chance for two more rooms on the second floor.

15,400 cu. ft.



This is a most economical house to build, as it is compact in plan, with a minimum of roof and foundation area. While small, it is ideal for the growing family. The exterior, an adaptation of the Cape Cod home, is suitable for almost any location.

By lowering the garage, we have been able to have an extra bedroom over it. The stair arrangement gives privacy to the entrance to the lavatory, which is placed so as to be accessible easily from all parts of the house. The alcove, porch and kitchen make a related dining group for all occasions. There are three bedrooms, with bath and ample closet space. The basement has provision for recreation and utility rooms.

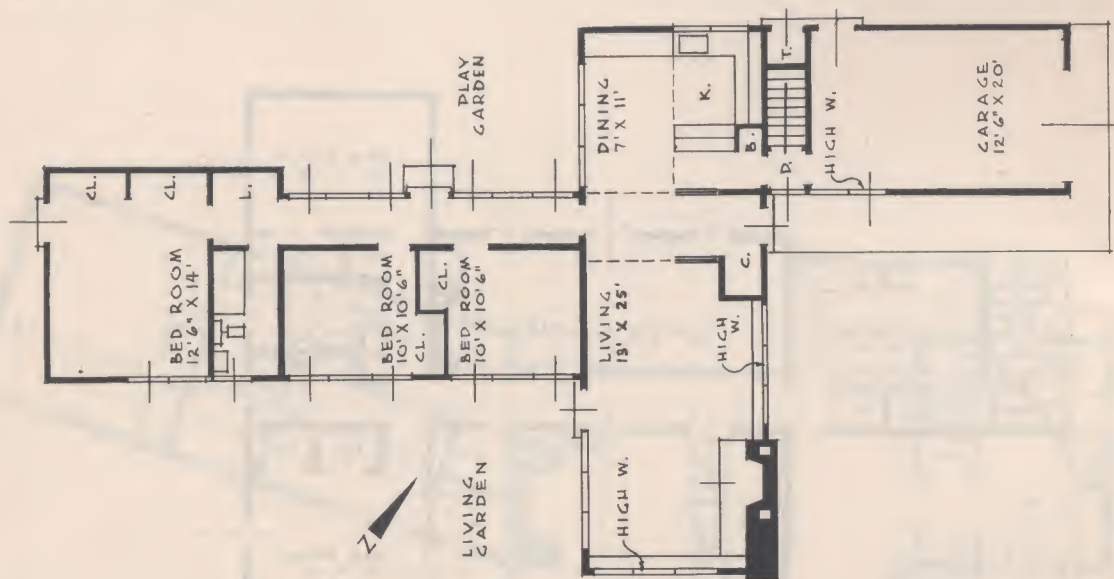
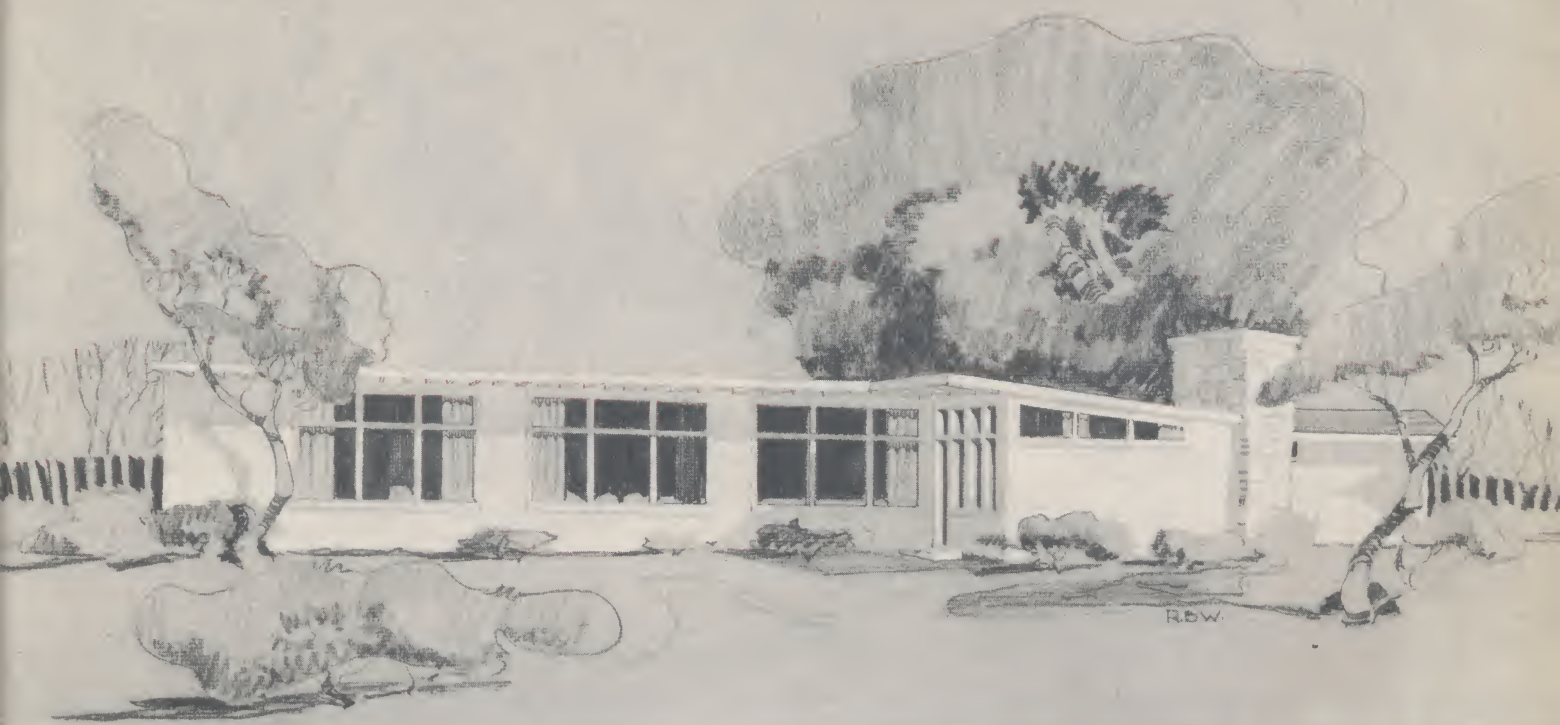
15,870 cu. ft.

This group
of houses costs from
\$8,000 to \$11,000



This house is designed to be built on a lot of 10,000 sq. ft. or more. It is a single-story house with a full basement. The house is designed to be built on a lot of 10,000 sq. ft. or more. It is a single-story house with a full basement. The house is designed to be built on a lot of 10,000 sq. ft. or more. It is a single-story house with a full basement.

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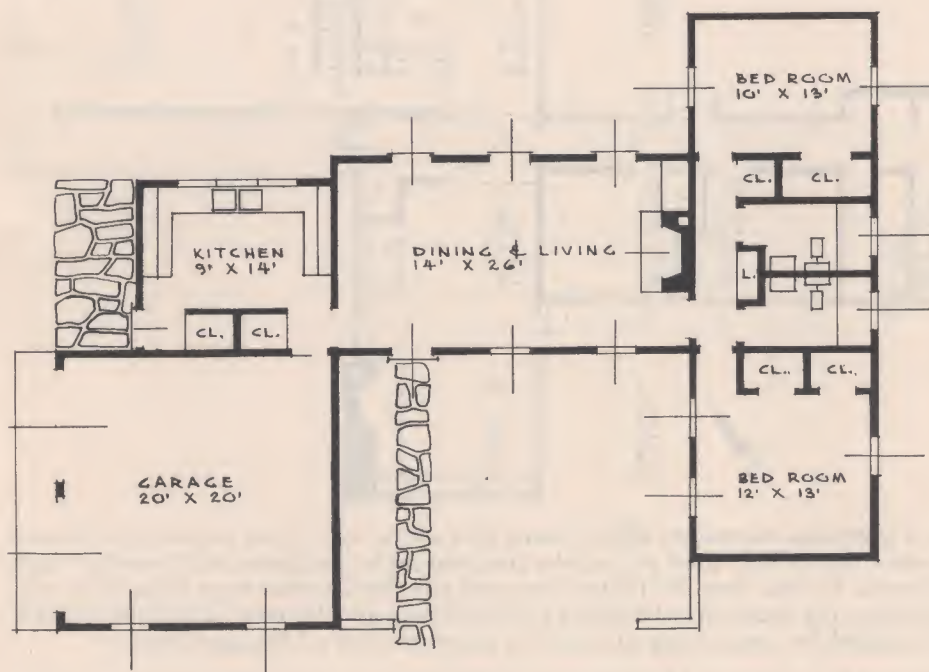
Today, with space at a premium, we cannot afford rooms that are no more than decorations. Rooms are to be lived in; a room that is only used part of the time should be combined with another room to give more spaciousness. In this plan the living-room and the dining-room may be used as one, or the sliding doors between the rooms may be closed and the dining area become part of the kitchen. The kitchen is well arranged for use, having no doors to interfere with a U-shaped layout.

Although there appears to be an excess of hall space, actually there is no more than in many a two-story house of the same number of rooms.

Outdoor living and dining is convenient in this house and a maximum of sunlight may be enjoyed with the large south and east windows. Good closet space is provided.

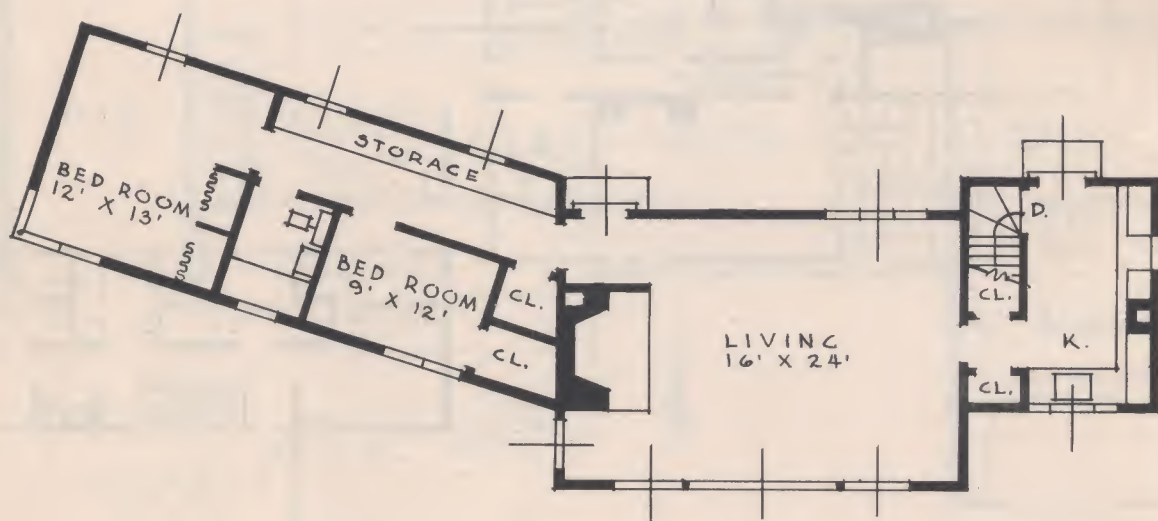
The exterior of the house is constructed of plywood, with a stone chimney. The whole is painted white.

16,500 cu. ft.

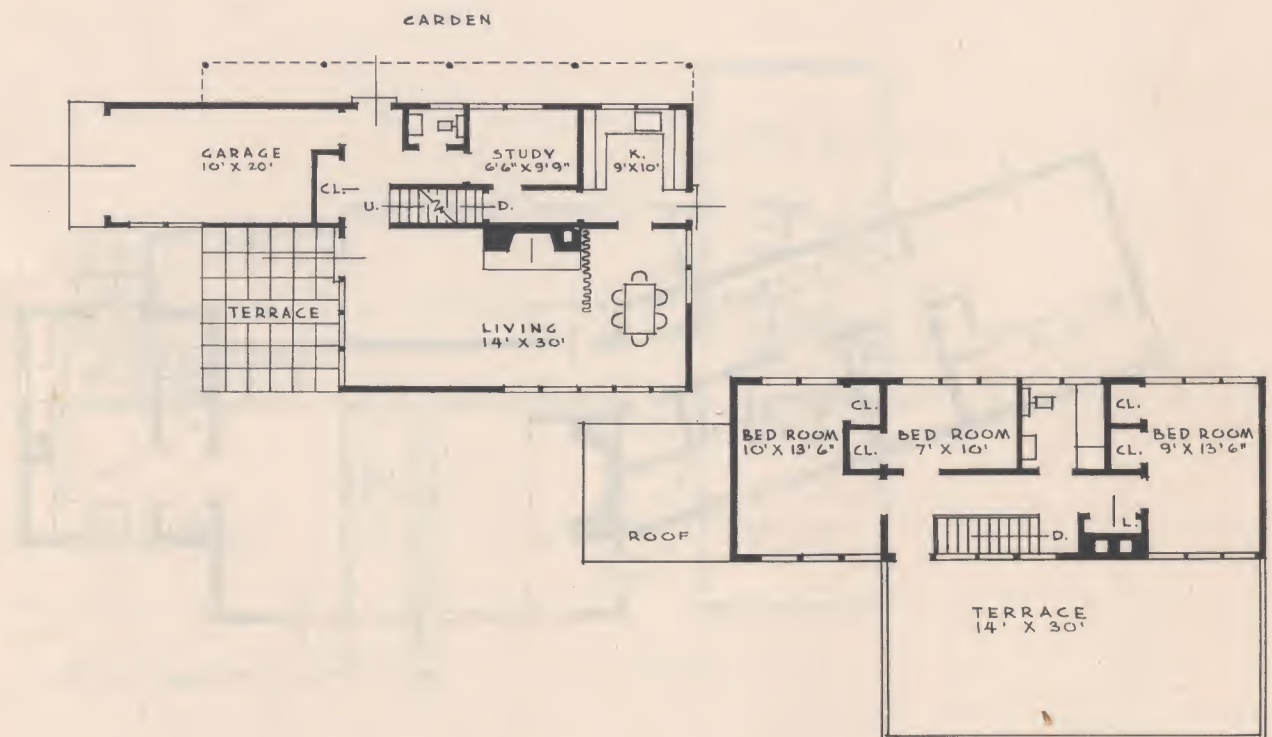


A simple, unostentatious house of whitewashed brick or flush boards, with a low hip roof. The two baths add a touch of luxury to a small house.

17,900 cu. ft.

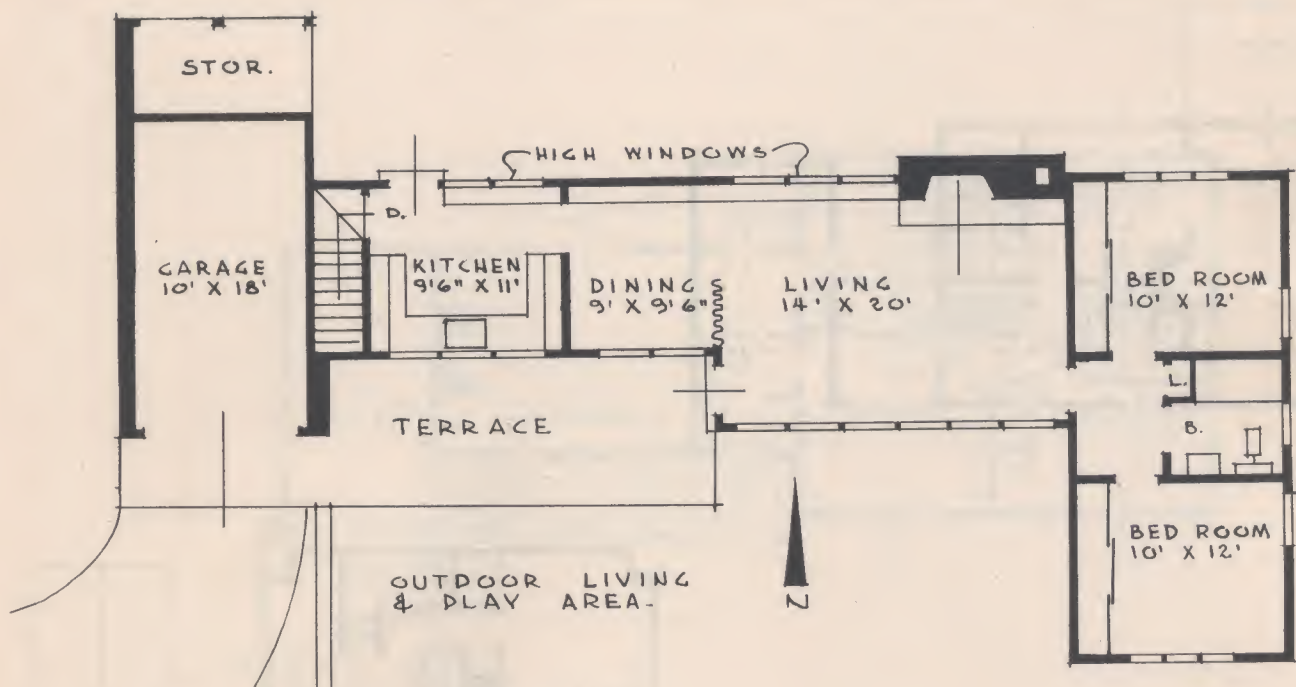


A mountain lodge perched on the hillside, for summer and winter week-ends. Just a simple thing, with wide windows to take in the view over the valley, and a big fireplace and chimney. Down below, a ski room and space for a one-pipe heater. The whole made of rough pine boards, inside and out. 16,900 cu. ft.



This house in the contemporary manner is spacious and yet most economical to build. It has a large combination living-room and dining-room. The study, on the first floor, adjacent to the lavatory and kitchen, is small but could well serve as a maid's room or a guest or child's room. A multi-purpose room of this sort is an asset to any house. On the second floor are three bedrooms and bath, with a large open terrace which may be covered with an awning in Summer.

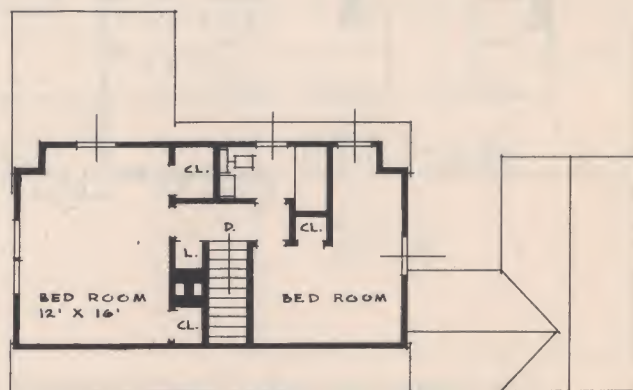
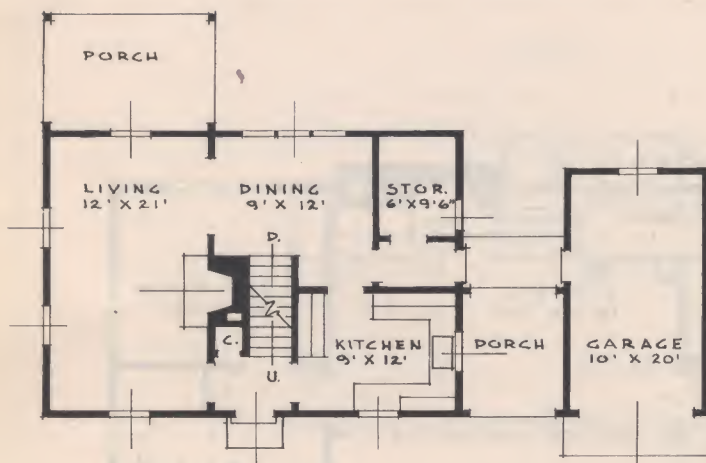
21,800 cu. ft.



The design of the modern house is keynoted on utility. We must make the best use of space, and this means space uncluttered by unnecessary partitions.

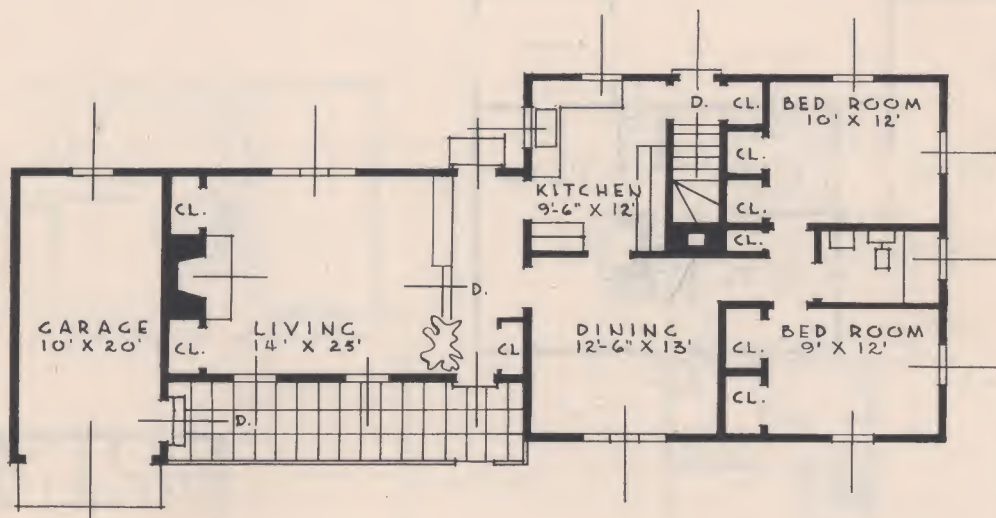
The house shown is designed around a garden area to the south and all the living rooms face the sun. Supervision of child play, so important in any small house, is well taken care of as all play areas are visible from kitchen and living rooms.

16,850 cu. ft.



This story-and-one-half type house is finished with beamed ceiling in the living-room. There are a living-room, dining-room and kitchen on the first floor and a large closet which easily could be used as a lavatory. There are two bedrooms and a bathroom on the second floor.

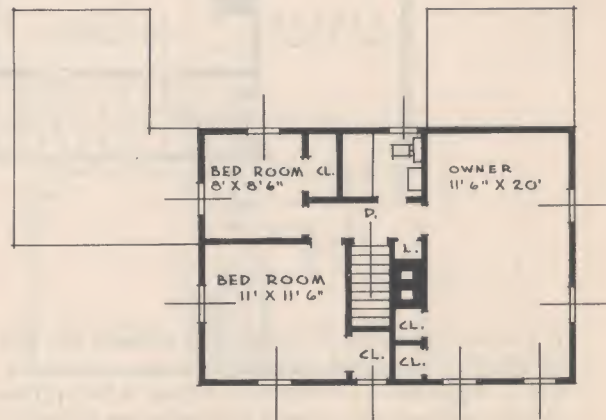
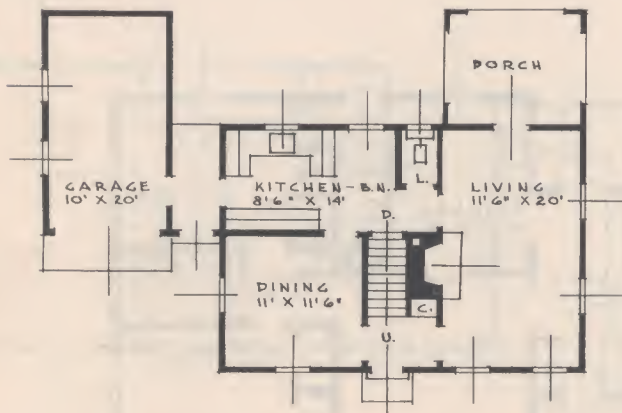
18,790 cu. ft.



If you are planning to build on a sloping lot, the house shown here is very suitable, although it can be adapted to a level lot also. The main entrance is on a level with the kitchen and dining-room, but the living-room is a few feet below, which gives it the privacy so desirable in a small home. The kitchen affords easy access to the dining terrace, living-room, dining-room and front door. If another bedroom is necessary, the dining-room may be used for this and one end of the living-room be taken for dining purposes, or another room be added at the garden entrance.

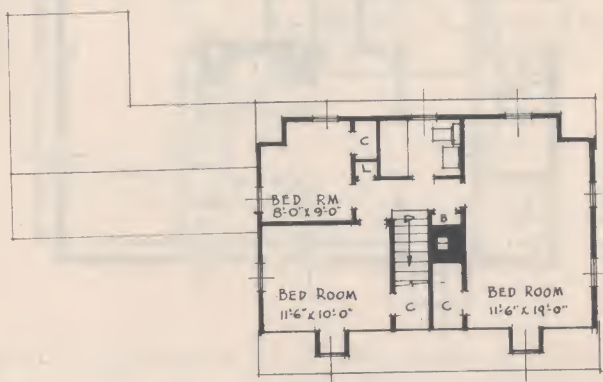
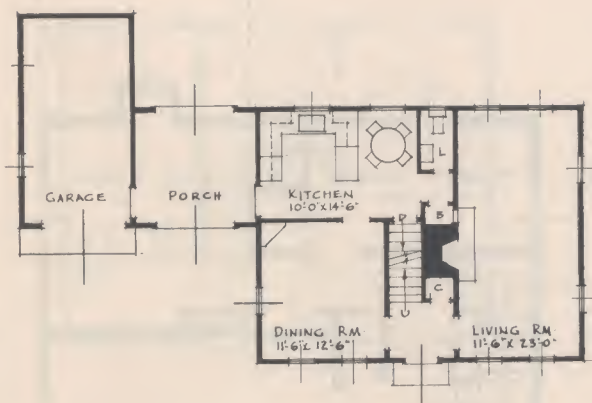
This house is fairly economical to build and is adaptable to many kinds of exterior finish to make it different and individual.

17,200 cu. ft.



The general form of the two-story Colonial house is still the most acceptable exterior treatment in many parts of the country and it lends itself to almost any interior arrangement. This one has a small hall with service entry to the kitchen, a large living-room, good dining-room on the rear of the house, rear entry and lavatory and kitchen on the first floor. Upstairs are three good sized bedrooms and bath.

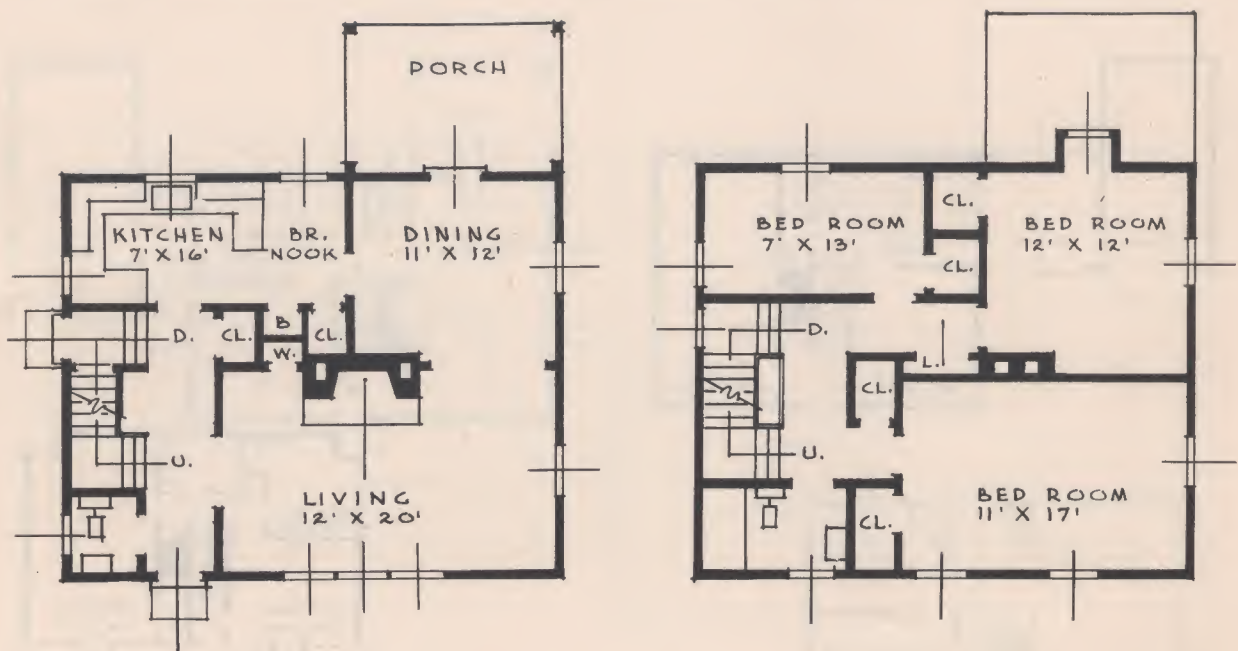
18,800 cu. ft.



The charm of this Cape Cod house lies in its intimate, homelike character, its minute personal scale, sufficient for human habitation and no more. Its informal character makes possible numerous plan arrangements, sufficient to satisfy the most exacting demands of modern living.

The plan shown is so simple and livable that it needs little explanation. It is included in this volume because it is an old friend and we like it.

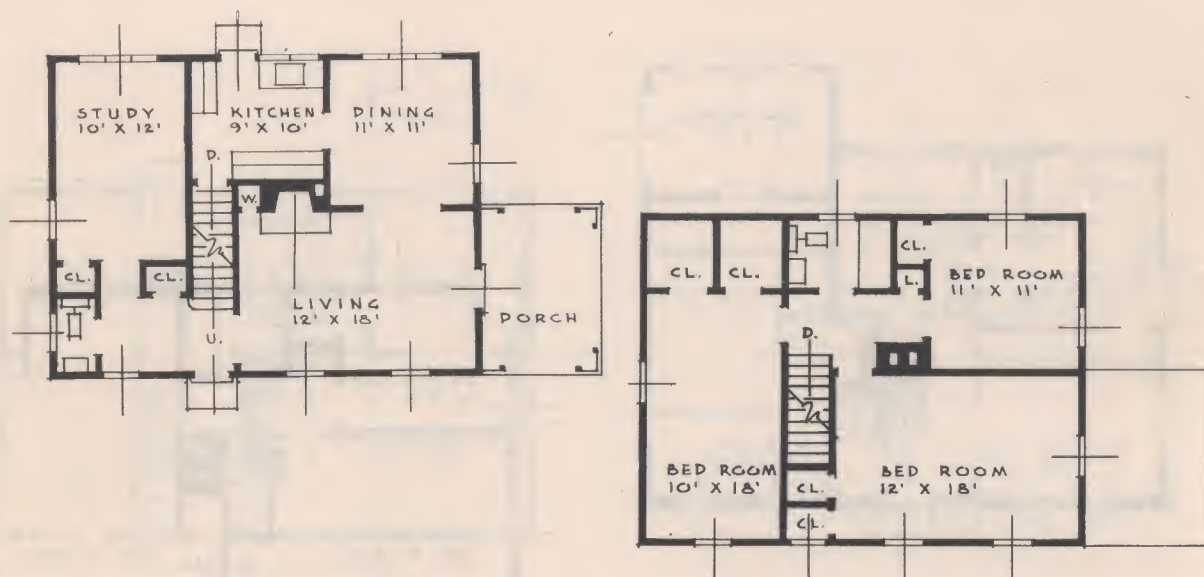
19,300 cu. ft.



It has been said that economical plans produce a too economical looking house. For instance, the square plan is the cheapest because it has the smallest perimeter. In this particular house the ingenious use of brown siding and leaded glass windows gives the effect of a more expensive house while still retaining the economy of plan.

Living-room and dining-room are of good size and there is also a breakfast nook in addition in the kitchen. Closets are excellent and bedrooms are all of fair size.

20,400 cu. ft.

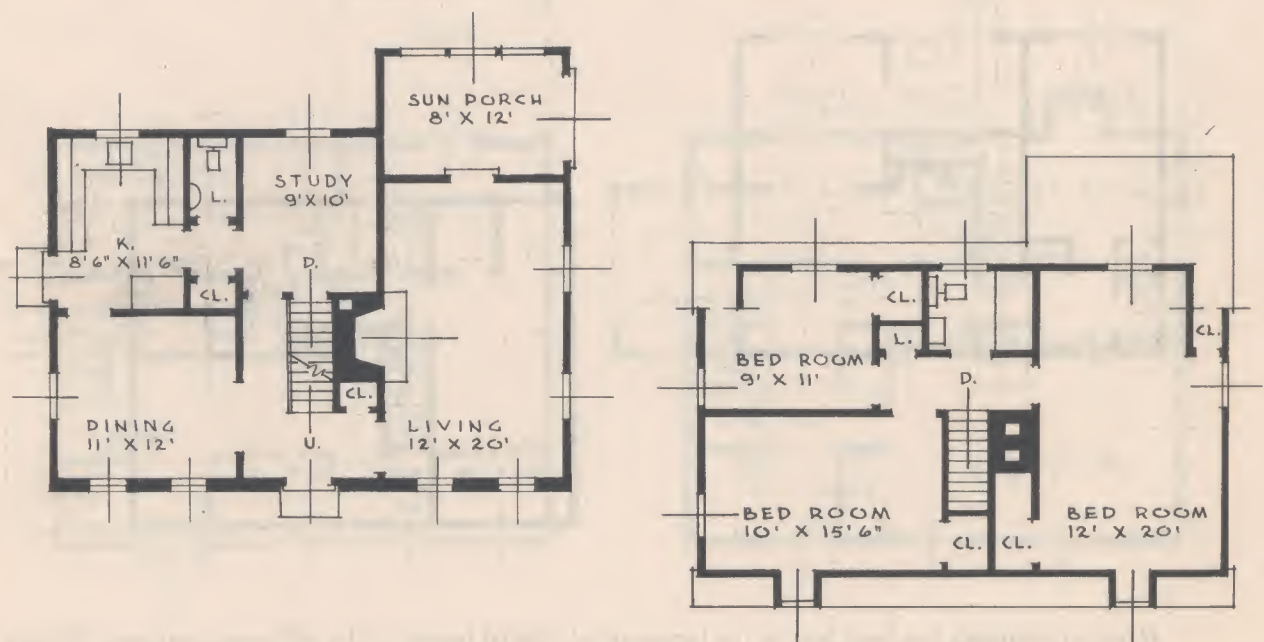
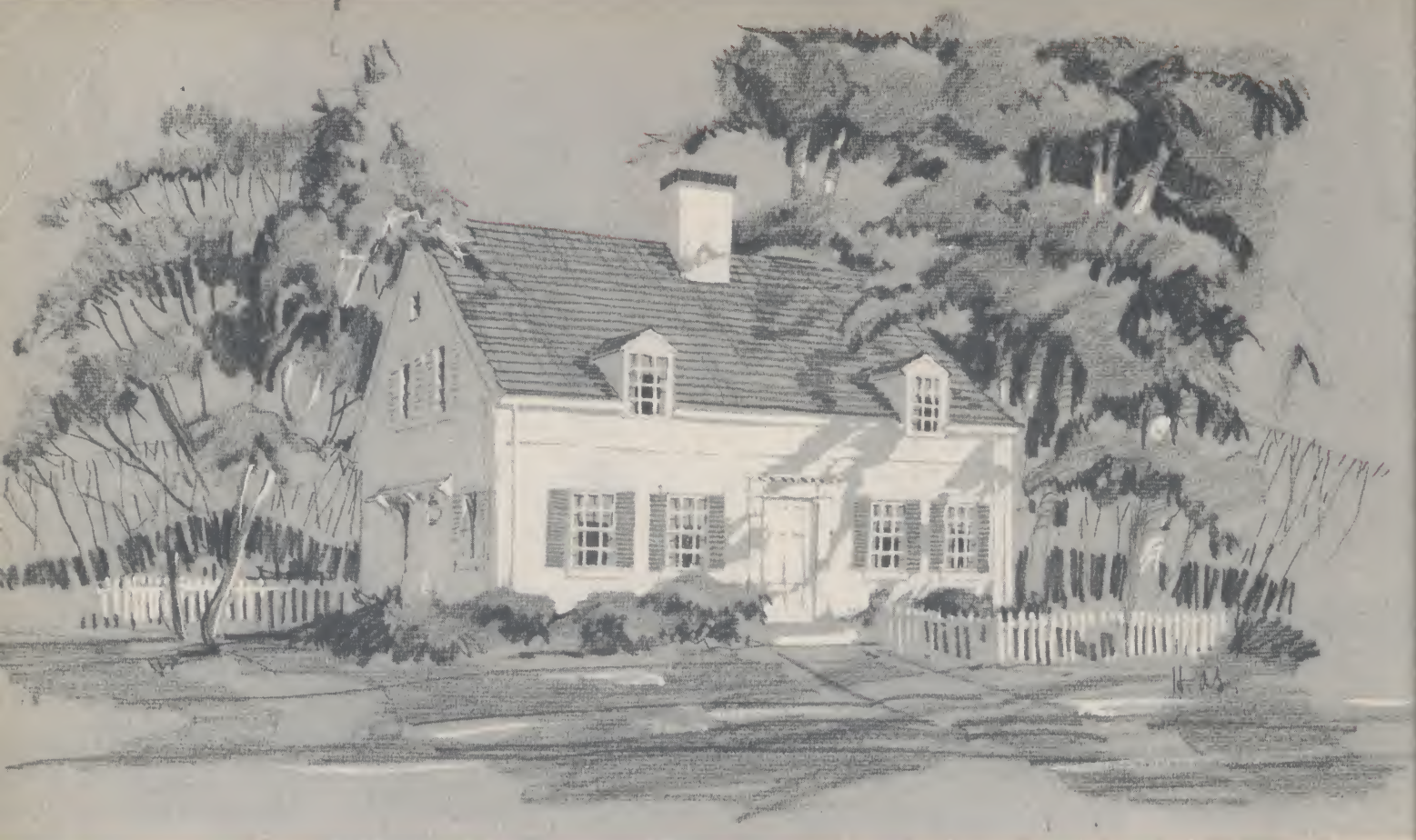


Here individuality has been lent to the facade of a Colonial house by the off-center entrance. Houses of this sort, with two windows on one side and one on the other, are quite common on the Cape.

The exterior provides for an excellent plan. There is a nice sunny hall with coat closet, a fair size living-room, a large closet for card tables, etc., an open porch, a dining-room with china closet, a well-arranged kitchen and a convenient lavatory off the front hall. Quaintly placed two steps up from the kitchen is a chestnut panelled study. This is an all-purpose room with a good closet, and may be used as a study, guest room, maid's room or children's playroom.

On the second floor are two large bedrooms, each with two closets, and one medium size bedroom. The bathroom is well arranged. The garage is in the basement.

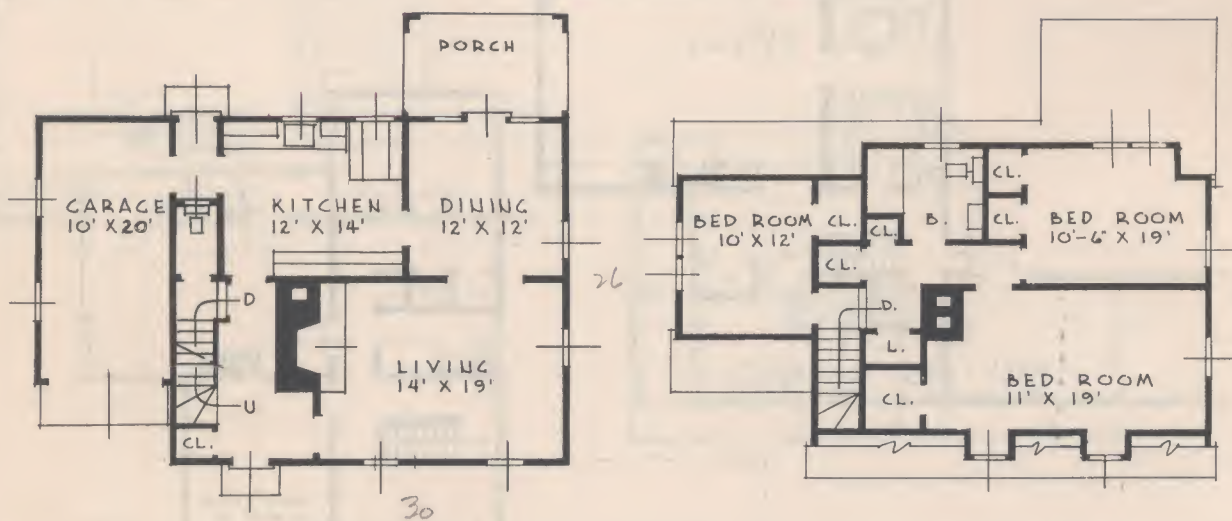
21,700 cu. ft.



Whitewashed brick combines well with other materials, even when used on but one wall of a house. Here the brick is carried just above the entrance door and then a wide flush board forms a part of the cornice.

This house is a good example of the use of stock materials in a pleasing way. Central plumbing arrangement and stock lengths of lumber contribute to economy, while good proportions and well thought out detail make for an attractive appearance.

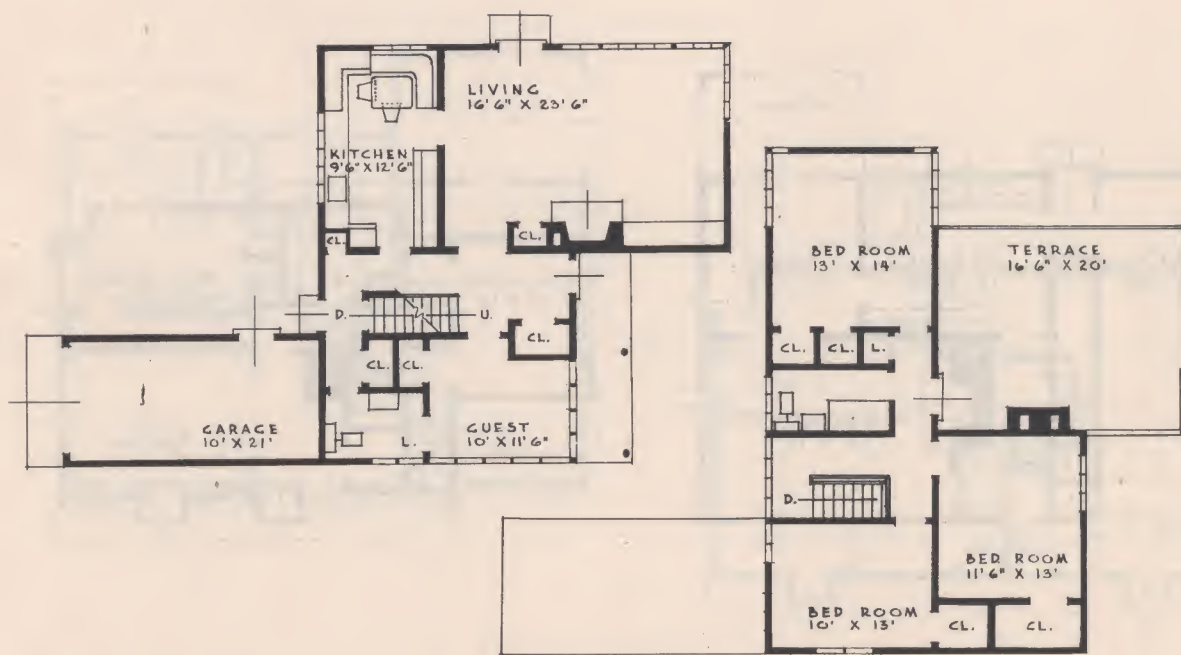
22,100 cu. ft.



In the gambrel roof houses of Cape Ann there is evident complete simplicity and informality, both in plan and exterior. There is no attempt at ostentatiousness or pretense. It is this friendly, inviting feeling which endears these houses to the casual observer as well as the discriminating architect. The low-lying roof, set close over the first floor windows, is one of the secrets of the attractive exteriors.

Here the plan is good and the exterior is a clear expression of the plan.

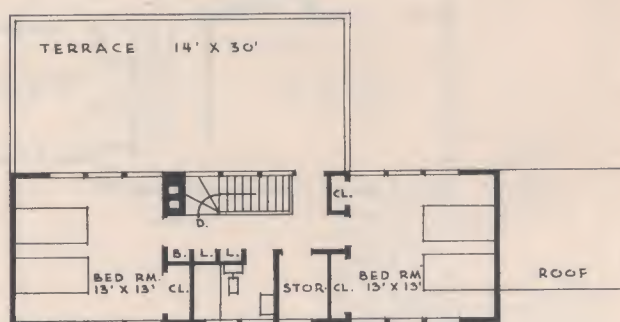
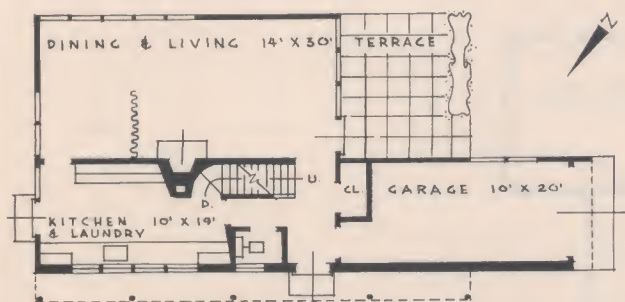
22,900 cu. ft.



The approach to modern design never fits a plan to the demands of a style, but aims first for utility and ease of upkeep, secondly for elimination of waste space. The climax of our effort is to design a house that with utility, economy and comfort harmonizes with nature and its surroundings.

This house has an extra large living-room, kitchen with dining space, and an extra room on the first floor which may be used as a guest room or study. Upstairs there are three good-size bedrooms and bath and a terrace.

22,640 cu. ft.



We can no longer afford to build houses that make poor use of space or cover up weakness of design with an over-abundance of ornament. Anything so expensive as a house must be for use, and above all else for efficient use. For this reason, the design of the modern house is based on the principle of utility. It is essentially progressive and the solution of the Twentieth Century problems in the light of the needs and resources of the present age.

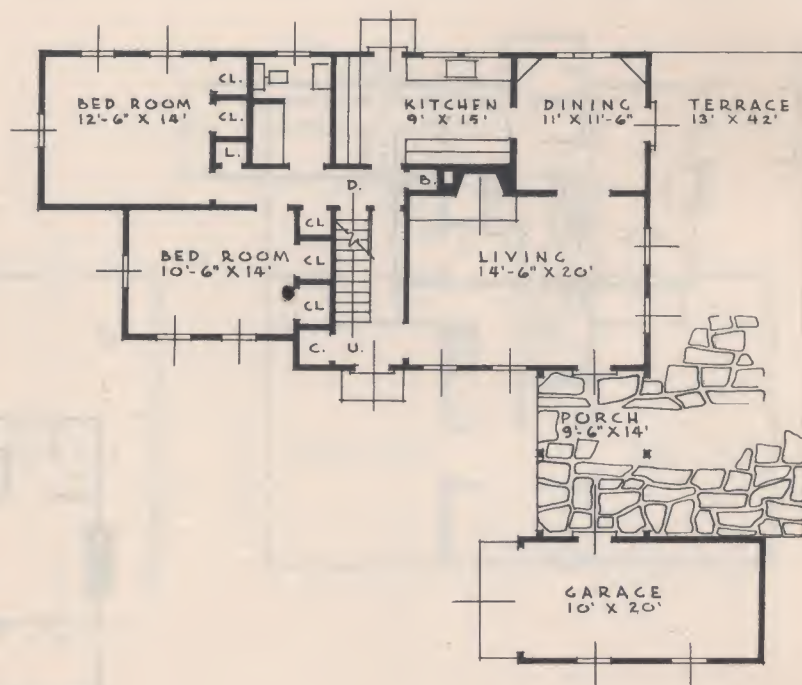
Free planning is the basis of modernism — freedom of space, freedom of movement, and freedom of effort in the use of furniture.

This house shows a combination of living and dining areas on the first floor, with a large kitchen and laundry. There is also a lavatory on the first floor. On the second floor are two bedrooms and bath and a terrace over the living-room. There is ample closet space as well as a large storage area. All the rooms get plenty of sunlight.

21,900 cu. ft.

This group
of houses costs from
\$12,000 up

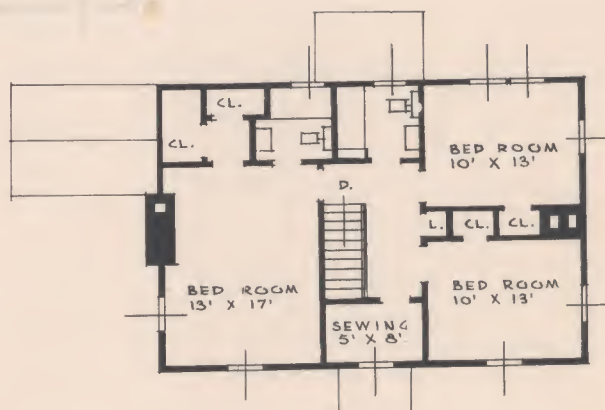
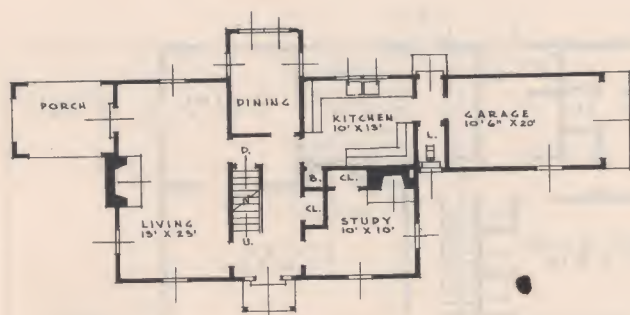




The living-room and dining-room of this variation of the Cape Cod "half house" open on to a terrace at the rear. The plan is simple, making for fairly economical construction and providing for two bedrooms and bath at a later date on the second floor.

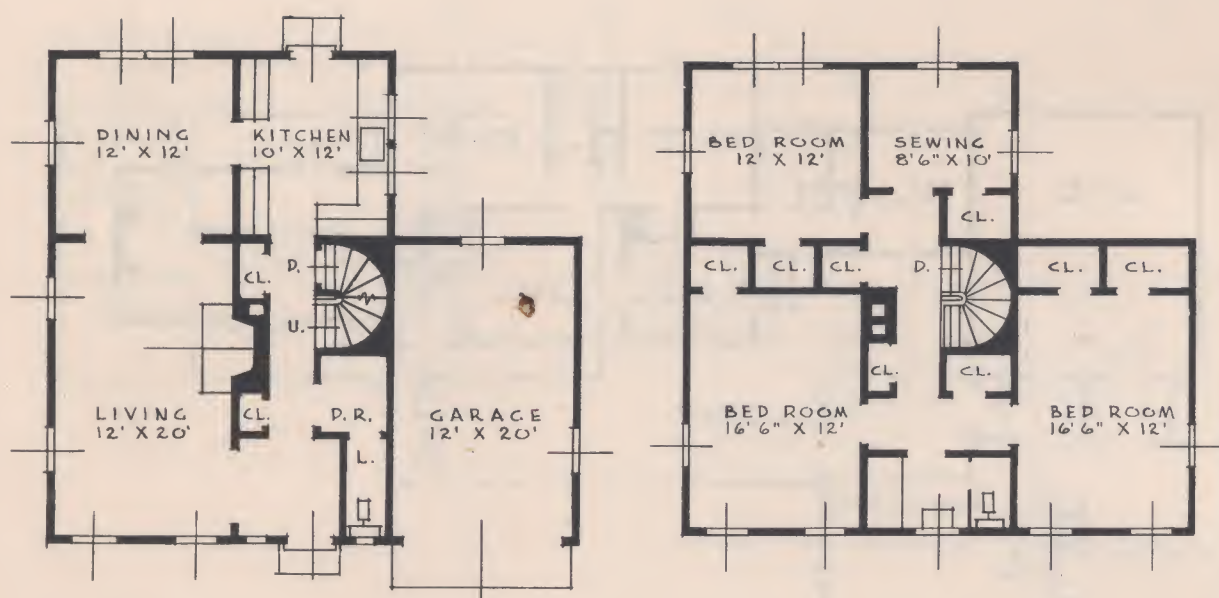
The interior may be finished with white painted woodwork and Colonial wallpapers, or the living-room and dining-room might be finished in early pine with rough beamed ceilings.

27,900 cu. ft.



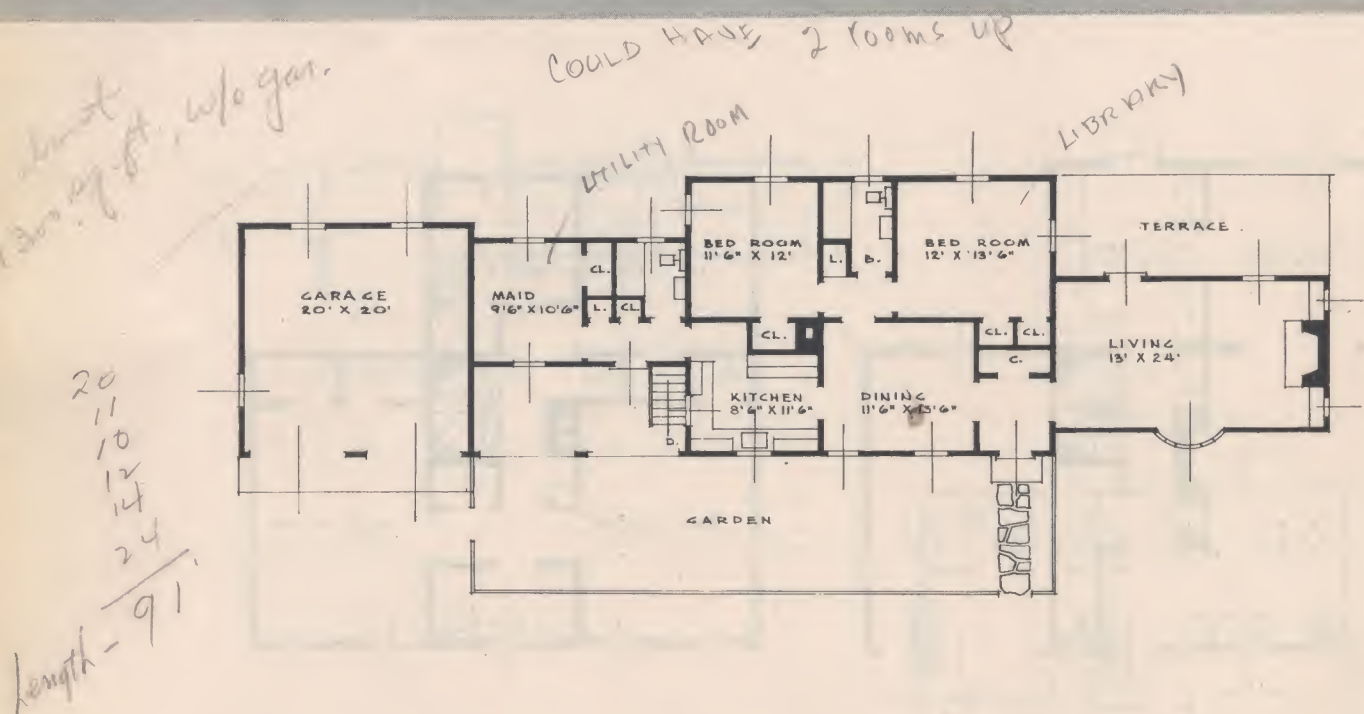
A simple Colonial farmhouse type, so suitable for our northern climates. There are clapboards on the front and shingles on the sides and rear.

26,860 cu. ft.



This plan shows a simple and very economical type house which gives the appearance of quite a large home. It has a living-room, dining-room, kitchen and lavatory on the first floor, and three bedrooms, bath and sewing room on the second.

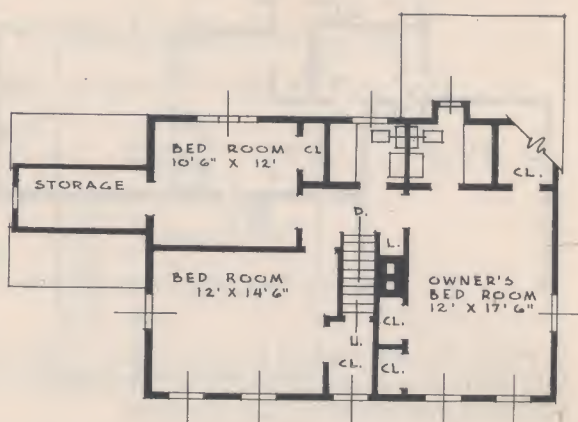
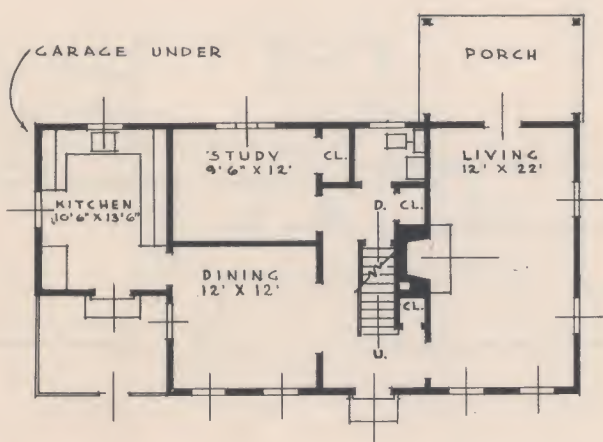
27,410 cu. ft.



The tree-shaded streets of Cape Cod are dotted with small white houses, attractive on the outside and eminently livable within. Simple and serene they stand, symbolic of those dwelling within their walls. Many of them are unostentatious cottages of a single unit, but others have myriads of ells and appendages connected in unique and interesting ways.

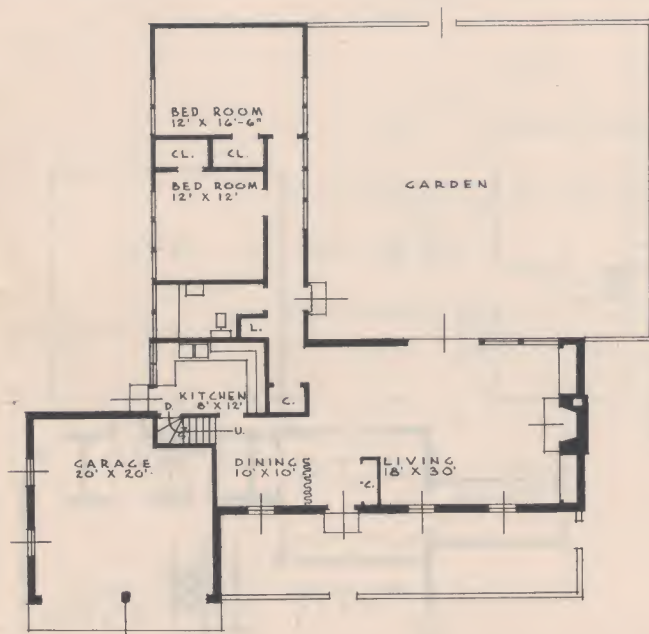
The house shown above takes its inspiration from the latter, and its subtle contours will heighten the possessive urge in any prospective homeowner.

27,500 cu. ft.



Here is an Early American house adjusted to a sloping lot, with garage under and full light in basement. Living-room, dining-room and study are finished in early pine and rough beamed ceilings. The study is pine sheathed, while living-room and dining-room walls are partly papered and partly plastered, which gives an interesting effect.

27,500 cu. ft.

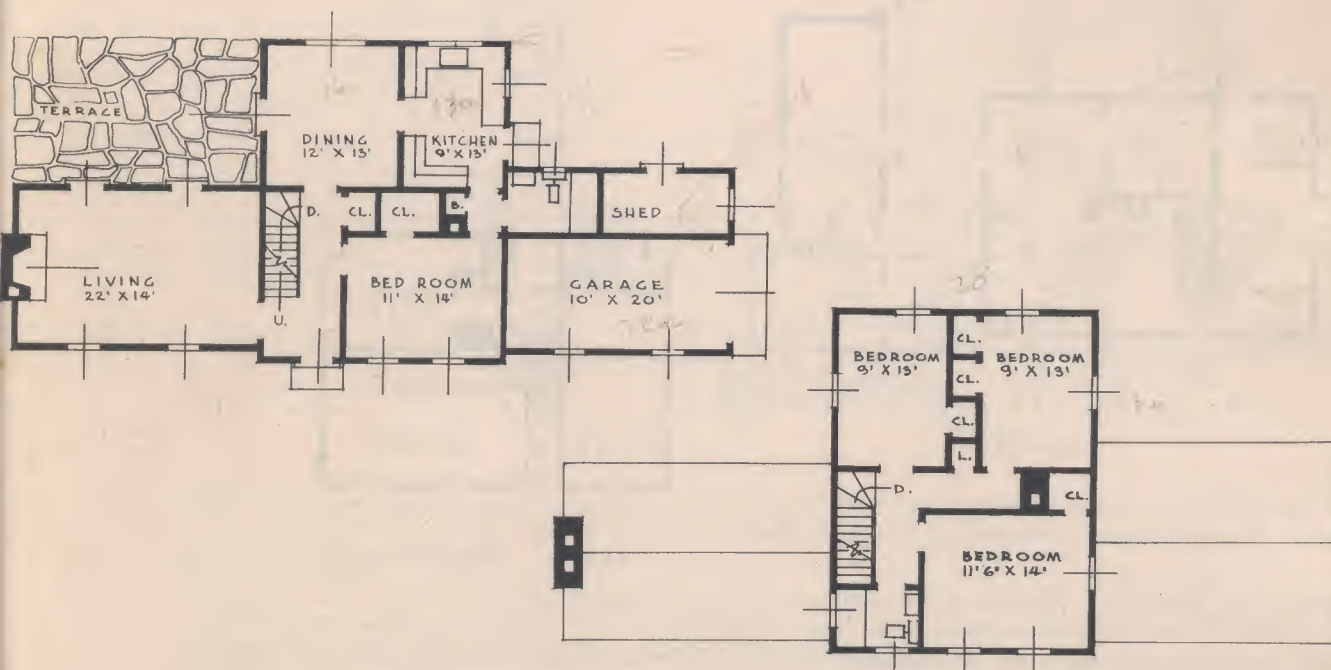
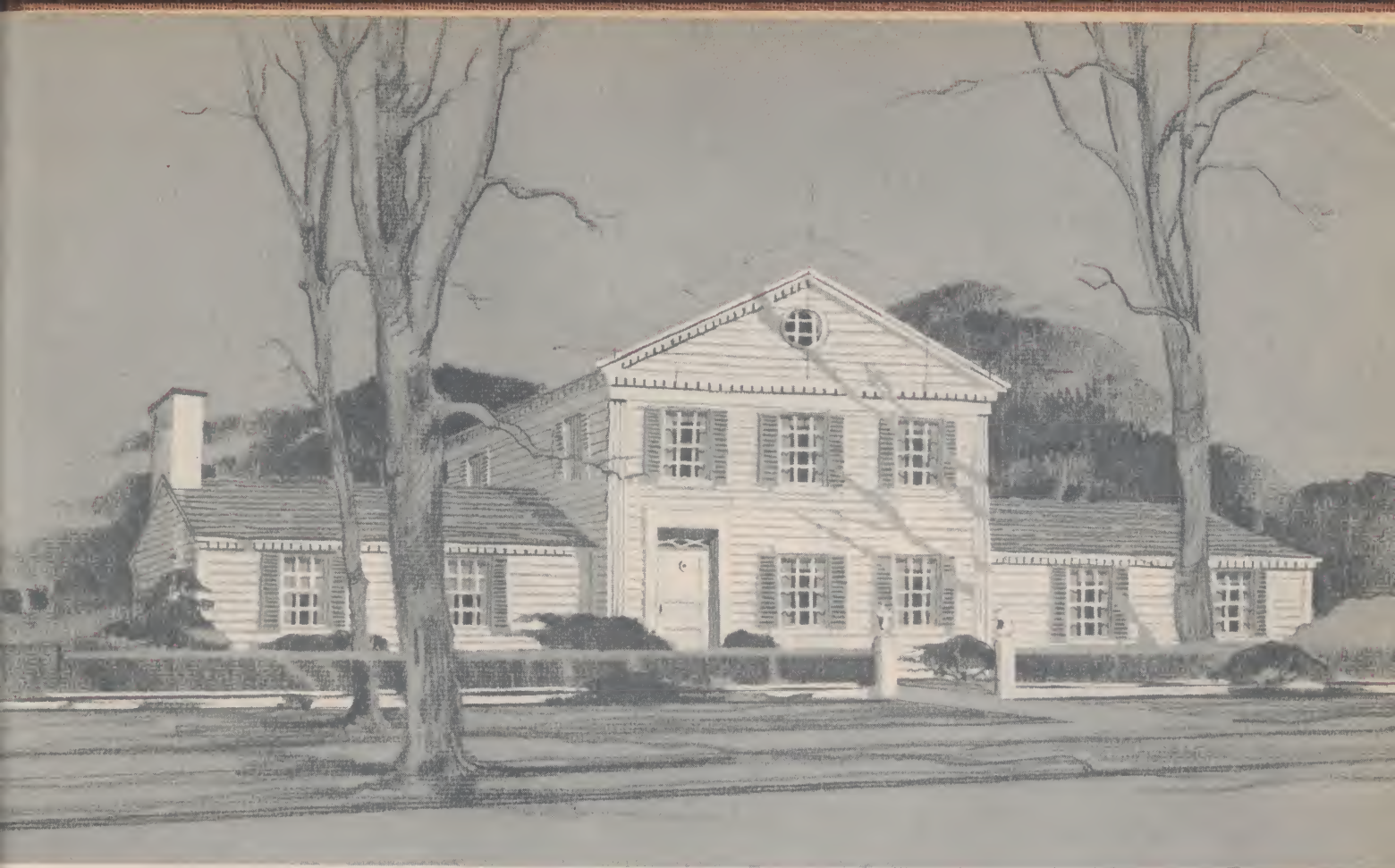


It might be said that all houses built in these days are planned for modern living. It is also true that there is a great difference in the conceptions of present-day architects as they approach the problems that modern living presents.

The wisest attitude seems to be to understand fully and sympathetically all the advances in planning techniques made by the extreme modern school and to utilize them in a conservative manner. For there is a strain of conservatism in all home builders, who at the same time want their families to benefit from all the progress in comfort and convenience which modern ingenuity and economy have devised.

The plan shown here might grace a modern exterior fully as well as the traditional approach. Which makes us think that there is a happy meeting place somewhere for both schools of thought.

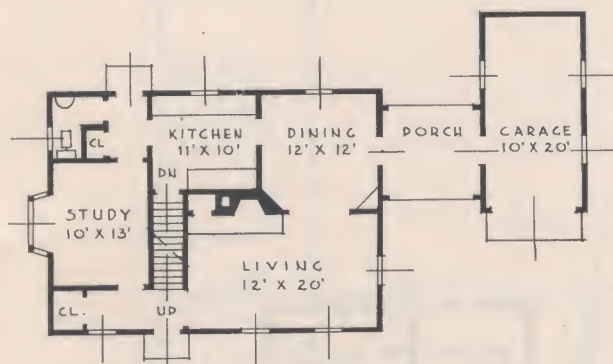
27,990 cu. ft.



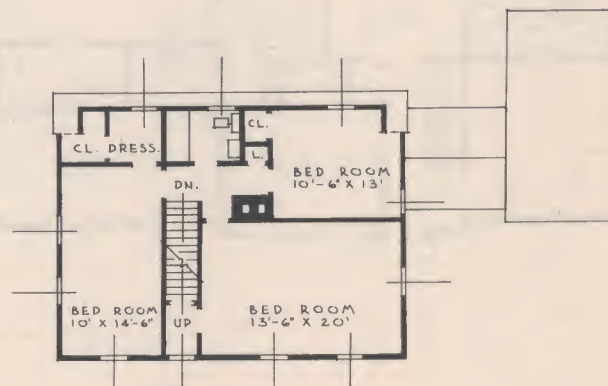
The classic beauty of the Greek style has been confined largely to pretentious houses. By taking unusual care in the architectural detail, it has been possible to adapt this style for use in small houses. The one shown here is quite formal and has considerable dignity, and far more distinction than the average cottage house.

The plan shows a living-room, dining-room, kitchen, guest room and bath on the first floor and three bedrooms and bath on the second.

28,190 cu. ft.



FIRST FLOOR PLAN

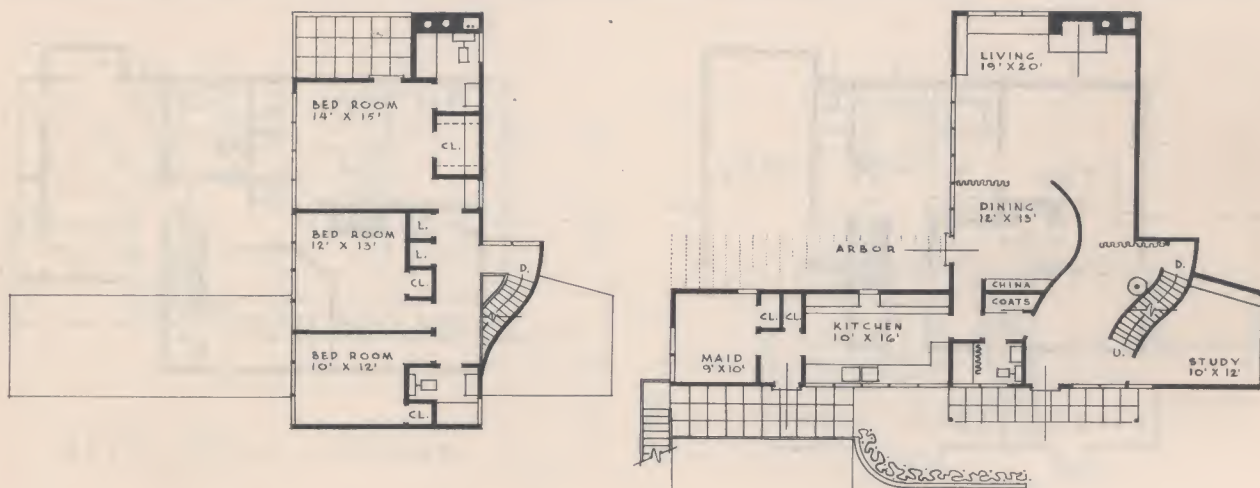
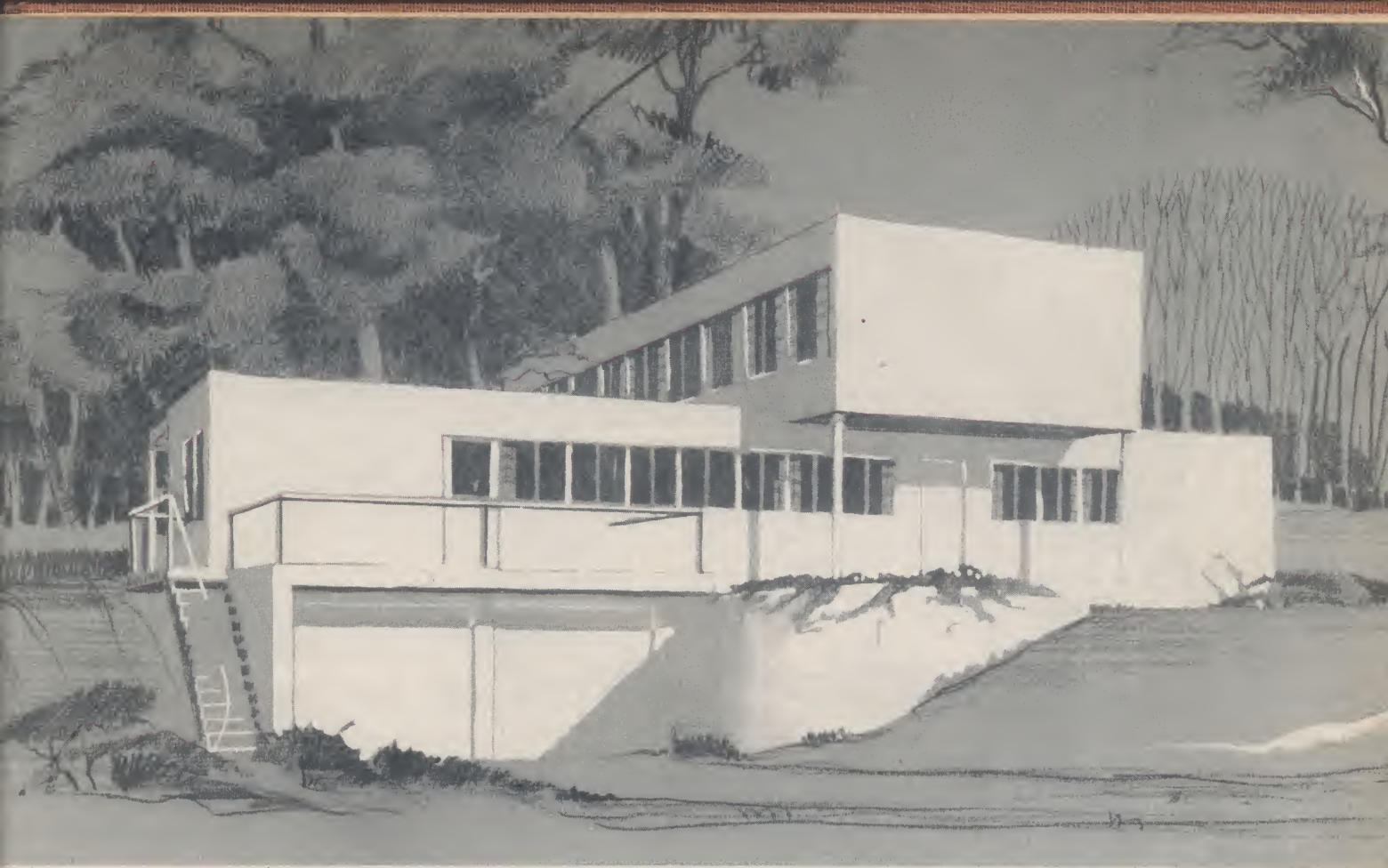


SECOND FLOOR PLAN

The architecture of the early Seventeenth Century Colonial house is mainly distinctive for its simplicity. It was based mostly on economic necessity and therefore rooms were small and low-studded. Construction was simple and the principal framing was of the most easily obtainable wood which would stand the test of time. These houses generally were devoid of modeling or ornament, but their fine outlines and good composition arrest the eye today.

The house shown is of this early type, with a two-story front and a one-story lean-to at the rear. It has an exceptionally good plan. This general type lends itself to the utmost economy.

It has a good living-room, dining-room, kitchen and study on the first floor. The study is located next to the lavatory and can be used quite well as an extra bedroom. Upstairs there are three excellent bedrooms and a bath.



This house was designed for a sloping lot, with a street on the eastern exposure. It was intended for an average size family, taking into consideration the most desirable exposure for the main living rooms and bedrooms.

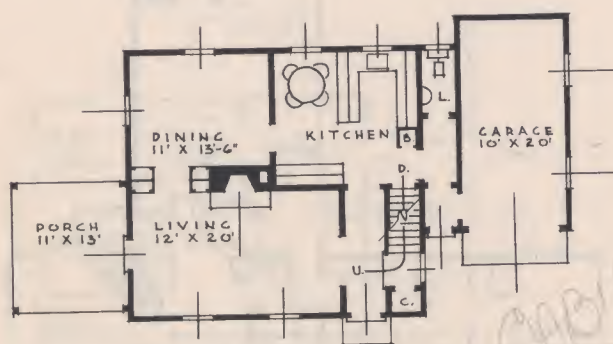
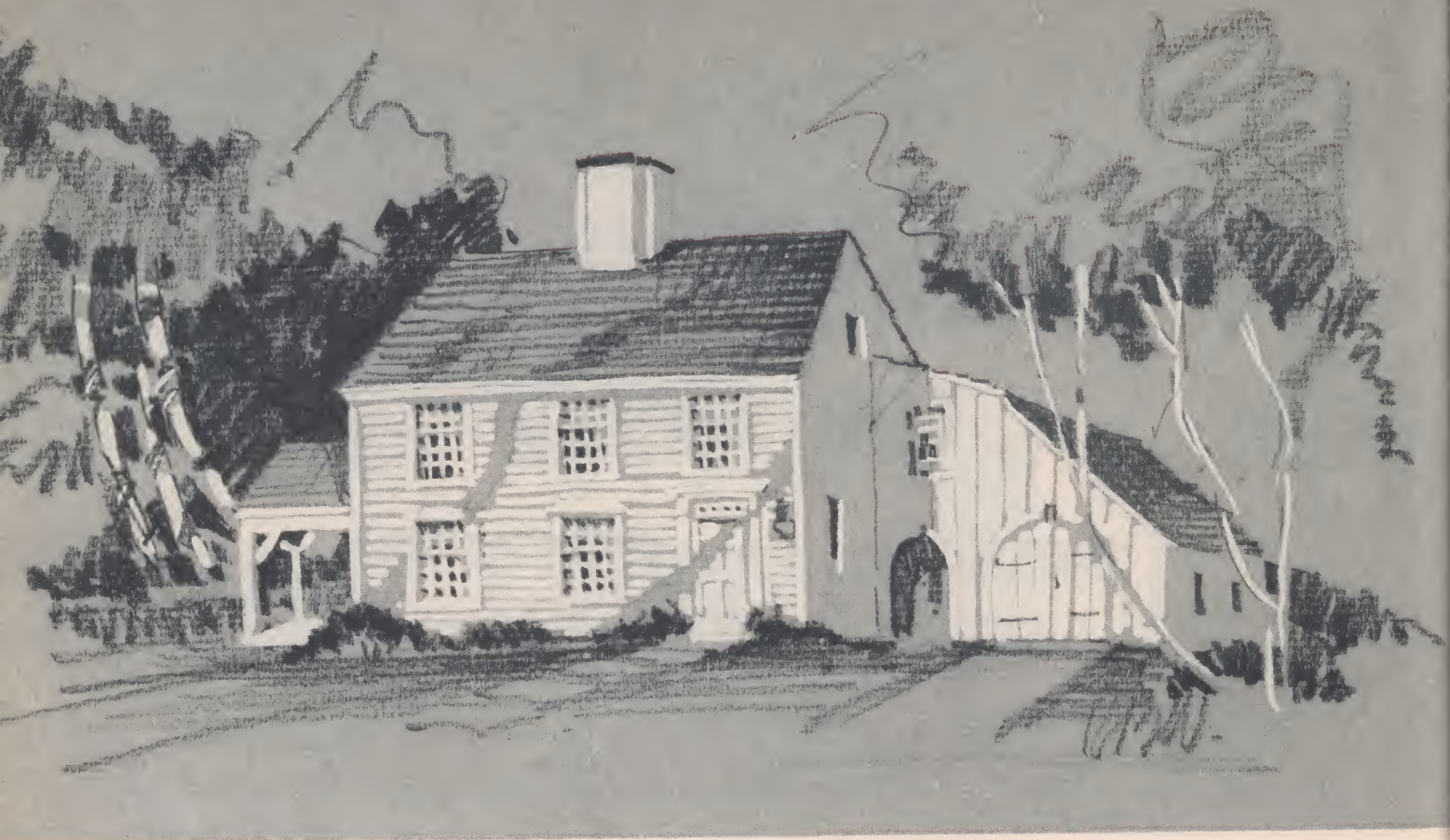
The main house consists of one large block, which is divided horizontally. The living and dining rooms are on one floor, the bedrooms and bathrooms on the floor above. The south side of this block is practically all windows which allow plenty of light and air.

Leading off the main block is the service element, consisting of a lavatory, coat closet, kitchen, maid's room, and a two-car garage underneath. A small room is also connected to the main block, which may be used for a study or a guest room.

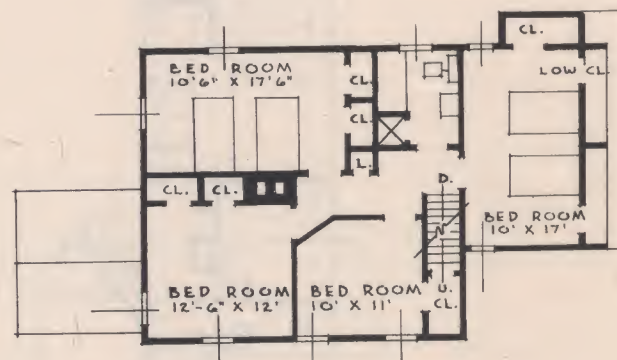
The living-room opens out onto a garden which is screened from the street by the service wing and has the attractive feature of a grape arbor leading out from the dining-room.

The stairs are curved out from the main block to allow the maximum amount of usable area on the second floor. This also gives an interesting contrast between plain and curved surfaces.

28,330 cu. ft.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

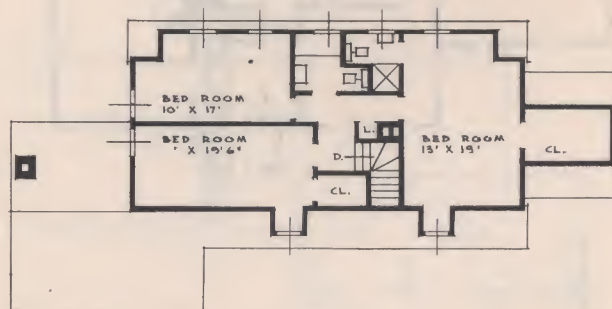
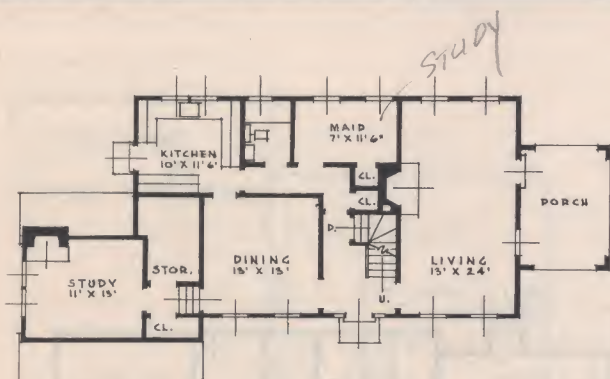
It has long been an accepted truth that the house with the least perimeter is the least expensive. In the house shown, this idea has been combined with many other dollar-saving thoughts such as plumbing on one stack, simple construction, a reasonable number of windows, centrally located boiler, no blinds, and stained wood exterior. The result is a house of almost 30,000 cubic feet, which, according to recent building prices, could be built for \$8,000 to \$9,000.

This plan, in various forms, has been a favorite for years because it has many advantages beside cost. Note:

- 1 — Easy access to garage
- 2 — Lavatory accessible to front and rear doors
- 3 — Extra room over garage, suitable for maid's room or study
- 4 — Good storage space
- 5 — Good kitchen with dining space

It has some disadvantages, particularly in the size of the living-room, but economy is the answer to all the criticisms.

28,560 cu. ft.



On a sloping lot, one should take advantage of the changing levels. With the house shown, the garage is placed about halfway between the basement and the first floor. This makes it possible to get a nice room over the garage at small expense and joins the house and land in a fortunate way.

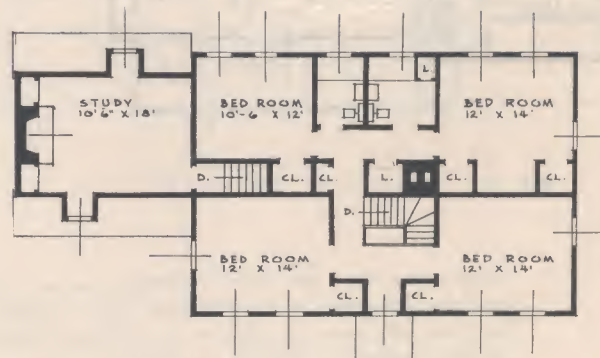
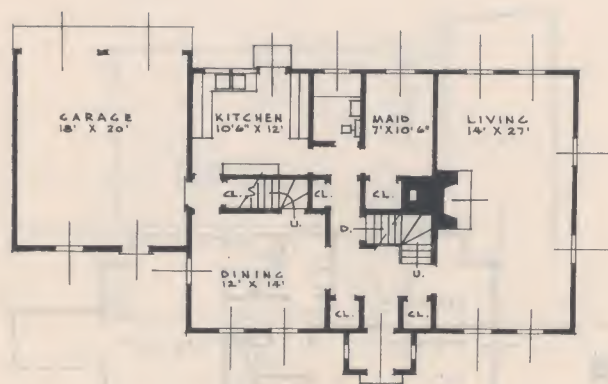
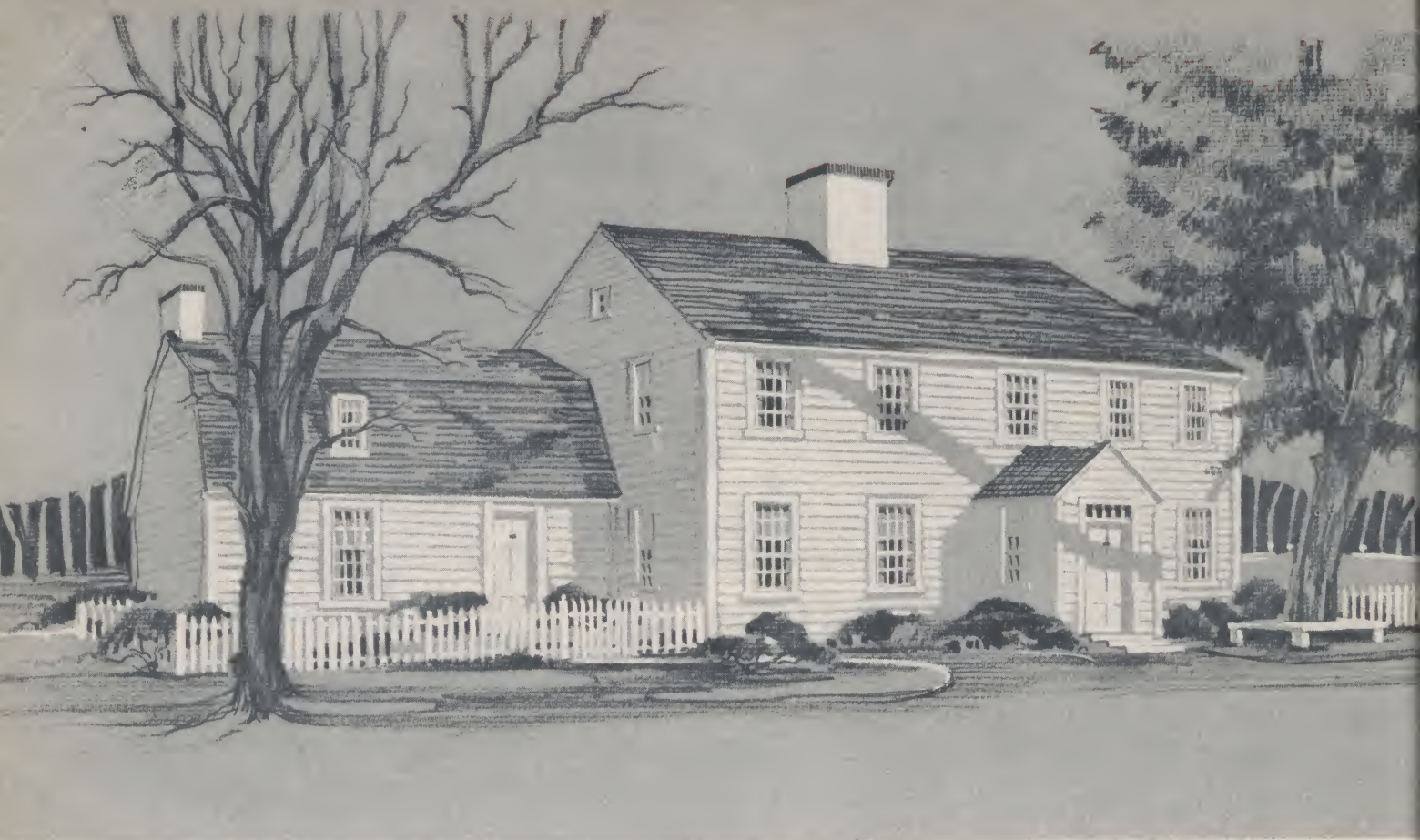
The exterior follows the New England story-and-a-half houses that are so appealing to the eye as well as to the pocketbook, having clapboards on the front and shingles on the sides and rear. The many-paned windows and large chimney are typical of this type house.

The first floor contains an extra room for the maid, as well as the living-room, dining-room and kitchen.

Interiors are all done in the Colonial manner, with white wainscot and papered walls.

Upstairs there are three bedrooms and two baths, and a study located over the garage.

32,100 cu. ft.

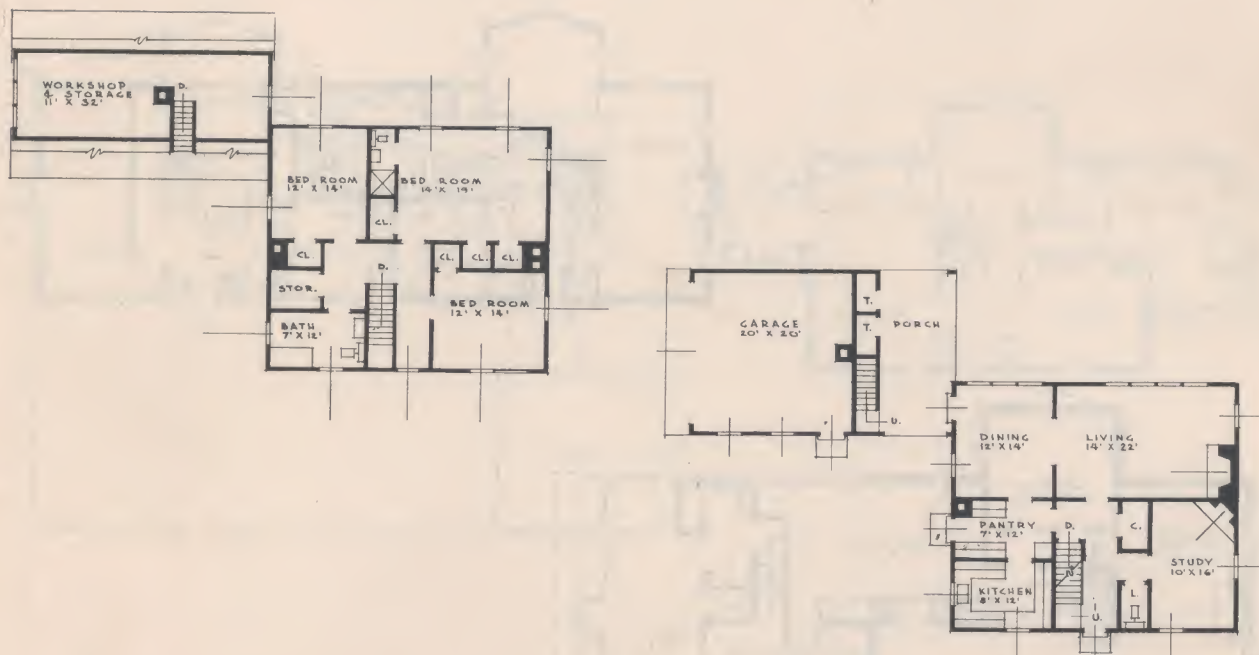


The early Colonial farmhouse is still the favorite home for many a New Englander, native and adopted, and the large and airy rooms of this house seem particularly appealing.

The study in the gambrel ell was designed especially for the business or professional man who finds it helpful to consider his vexing problems at home, away from the annoying interruptions of his office.

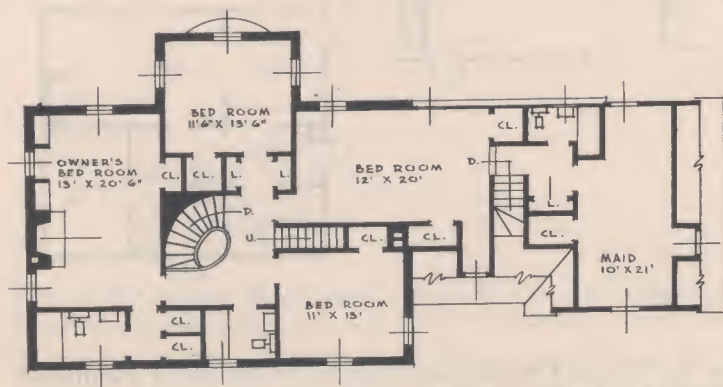
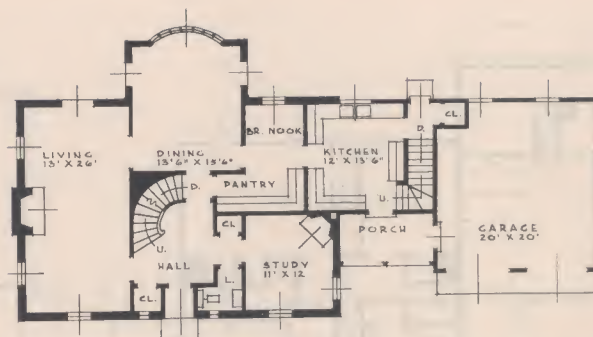
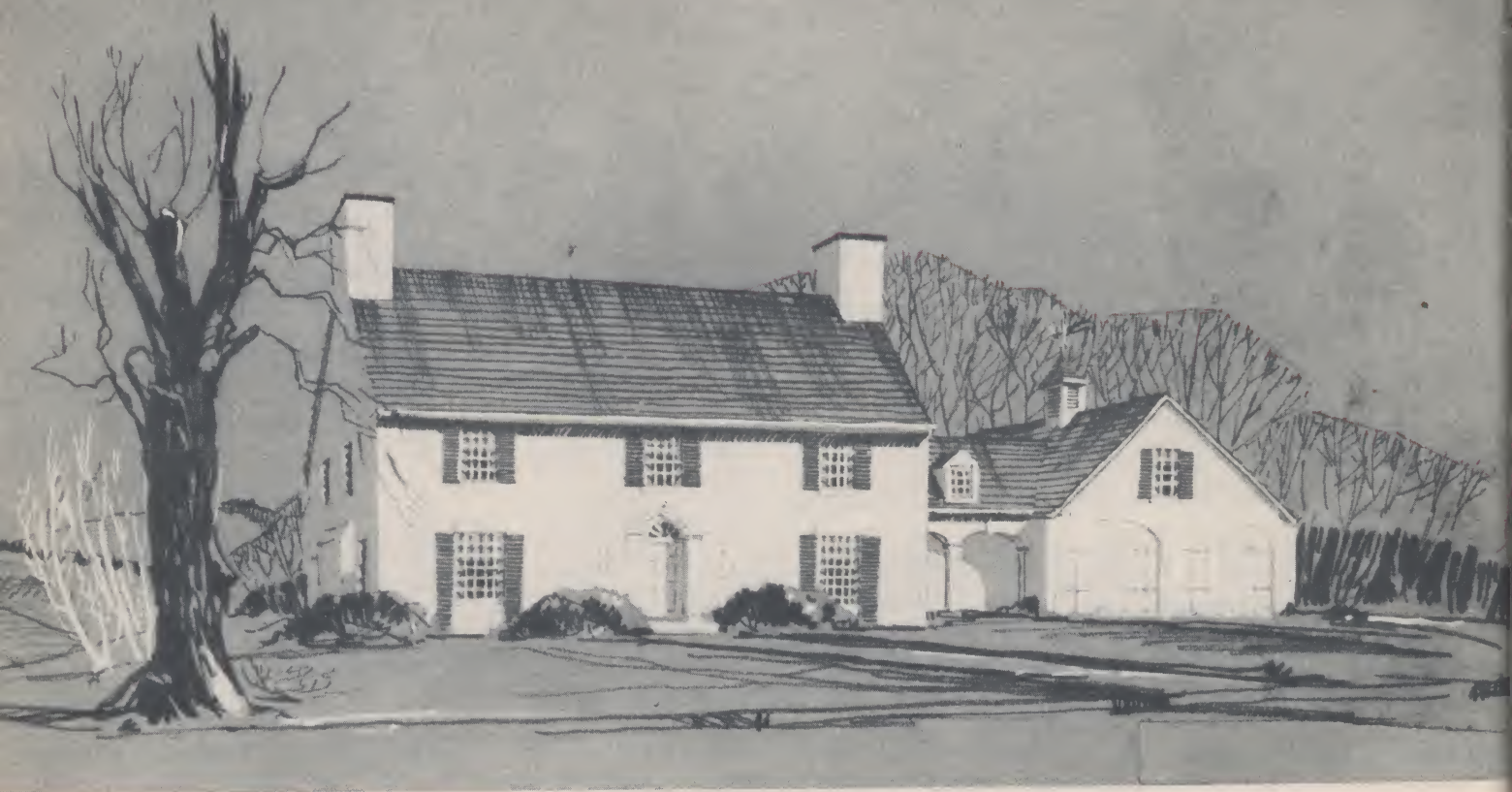
The plan gives a living-room with fireplace, dining-room with corner cupboard, entrance vestibule and hall, maid's room and bath, and kitchen on the first floor; and on the second, in addition to the study, four bedrooms and two baths. Closet space is very generous. The attached two-car garage is placed beneath the study.

37,500 cu. ft.



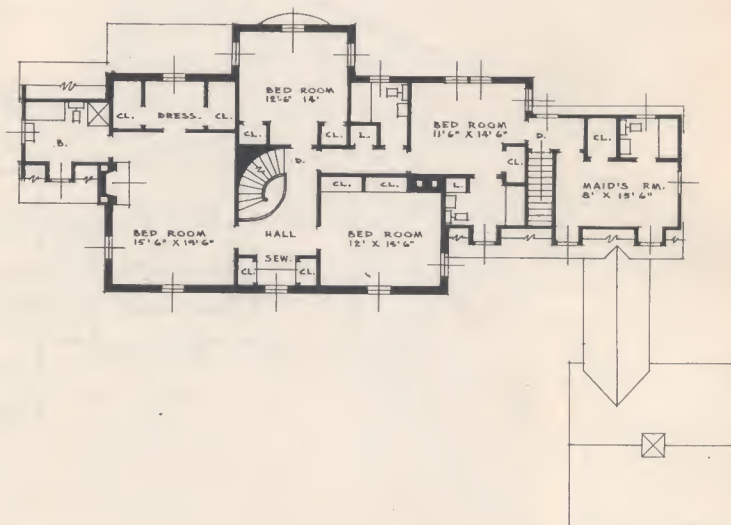
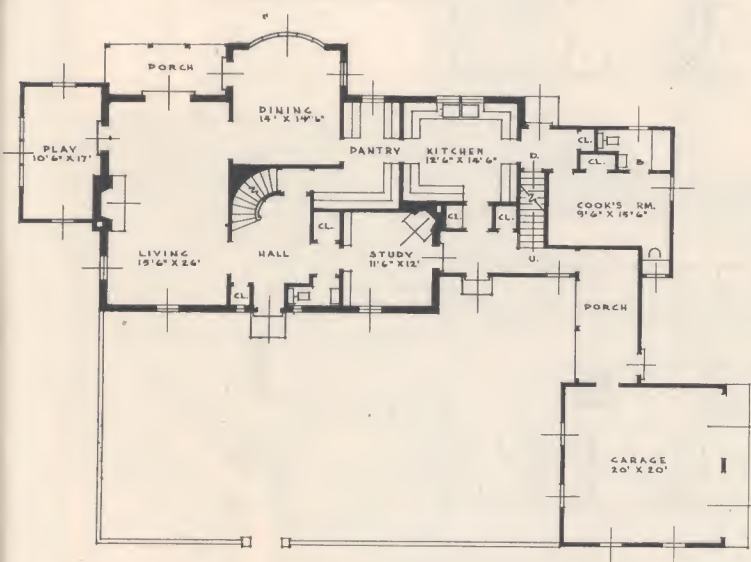
The people who built the old houses in the hills of Connecticut must have considered a palladian window an indication of excellent financial standing. The more imposing the house, the more elaborate the palladian window, and in some of the quite simple old farmhouses, we even find a false palladian. This house was sketched from an early Connecticut farmhouse, and the end chimneys also are quite typical of that region. The plan itself is quite modern, however, with a living-room at the rear of the house.

38,960 cu. ft.



The circular stair is a feature of this house. The exterior is of whitewashed brick. The interior is finished in painted woodwork and papered walls, with Colonial paneling on the fireplace wall of the living-room.

51,940 cu. ft.

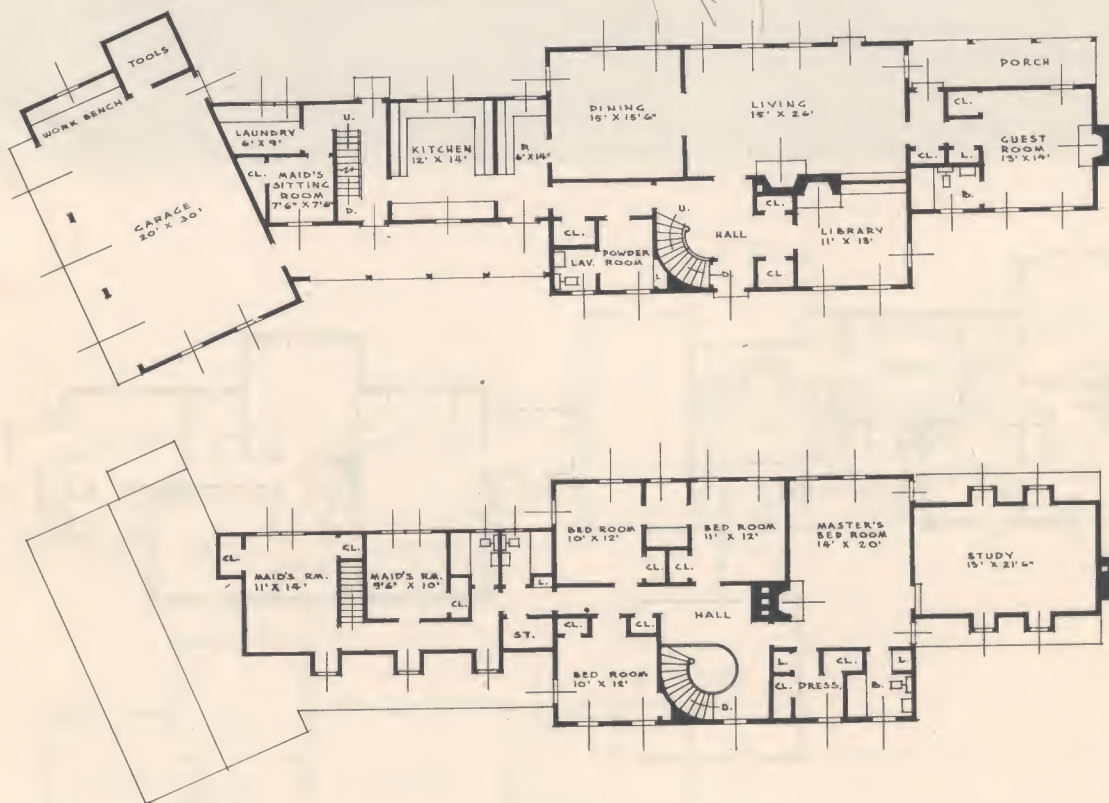


Whitewashed brick is one of the most satisfying materials to use in a house. The play of light and shade on the wall surfaces is a delight to the casual observer as well as to the trained architect or artist.

Flush boarding combines well, too, with the brick. The singleness of color gives unity to the whole.

In the house shown, the main part is of brick whitewashed, with ell and garage of boarding, painted white. The wall in front is a feature of the house. It ties the garage wing in with the house in a pleasing way.

61,400 cu. ft.

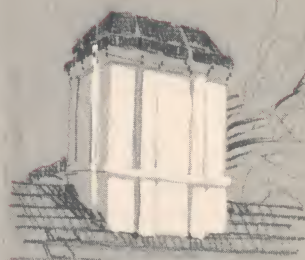
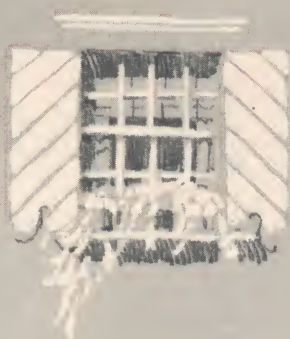


The Colonial farmhouse lends itself readily for a quite large house and the rambling ells and out-buildings always make interesting compositions as they appear on our countryside. Here we see the spread-out wings give length to the building and a close to the ground effect, even though the central unit is two stories high.

The house is designed for southern exposure and a view to the rear. Most of the rooms have the advantage of the southern outlook.

The guest ell on the first floor is a noteworthy addition by reason of its location. The study off the owner's bedroom may prove particularly useful as it gives complete privacy, which is something that cannot be obtained in a room on the first floor.

70,500 cu. ft.

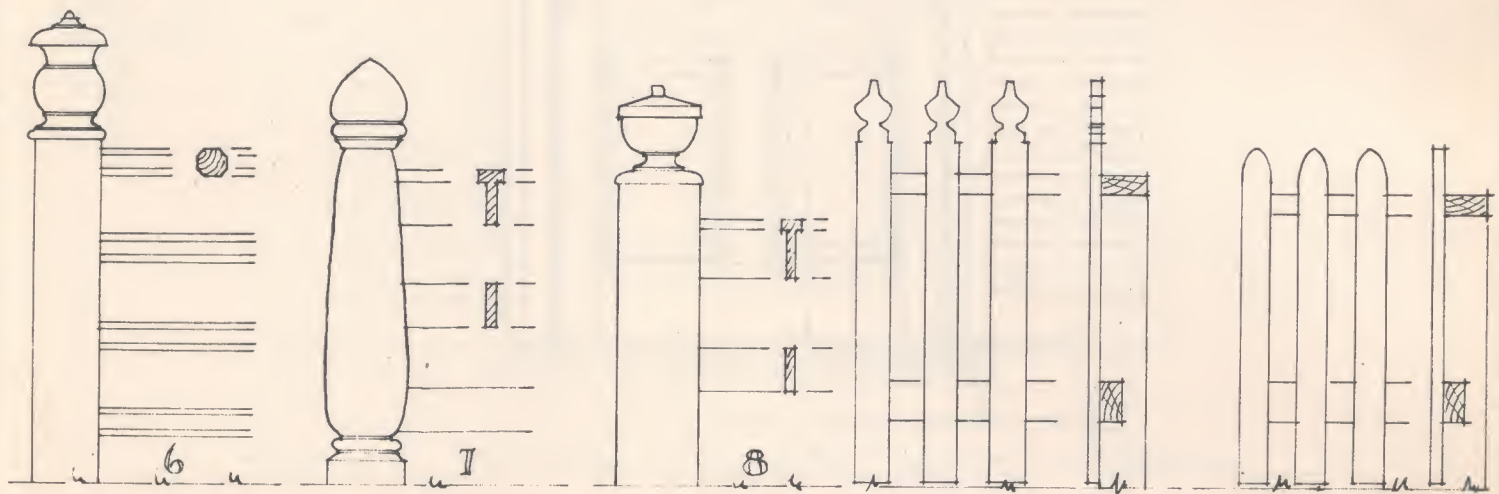
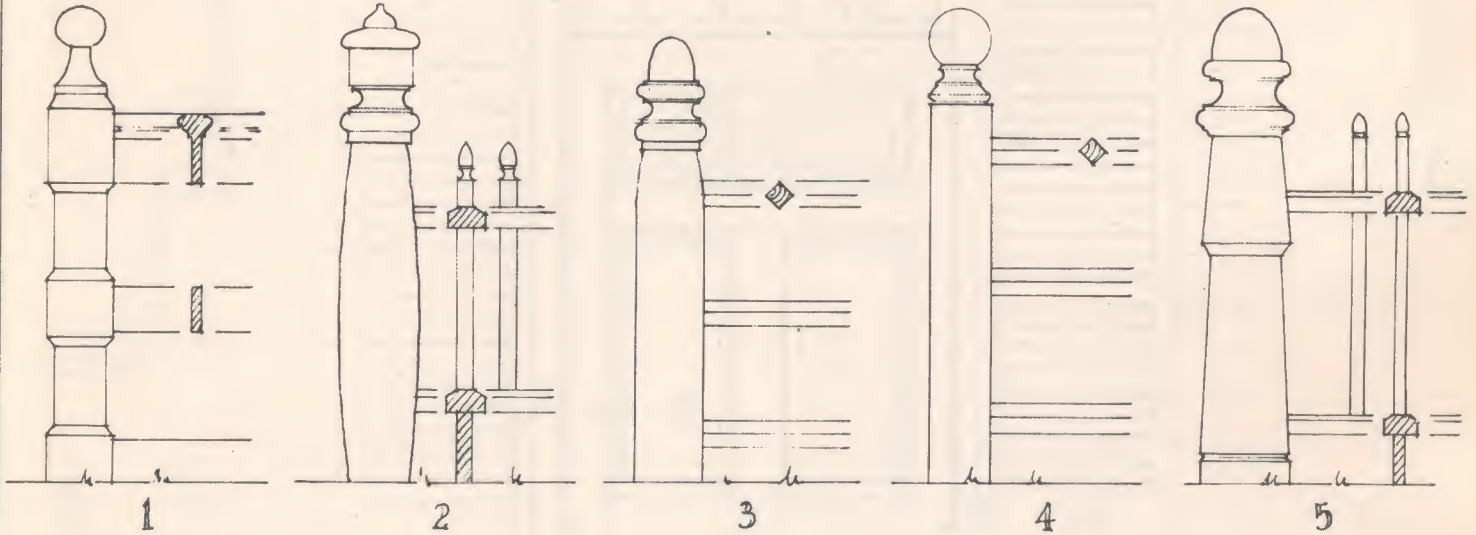
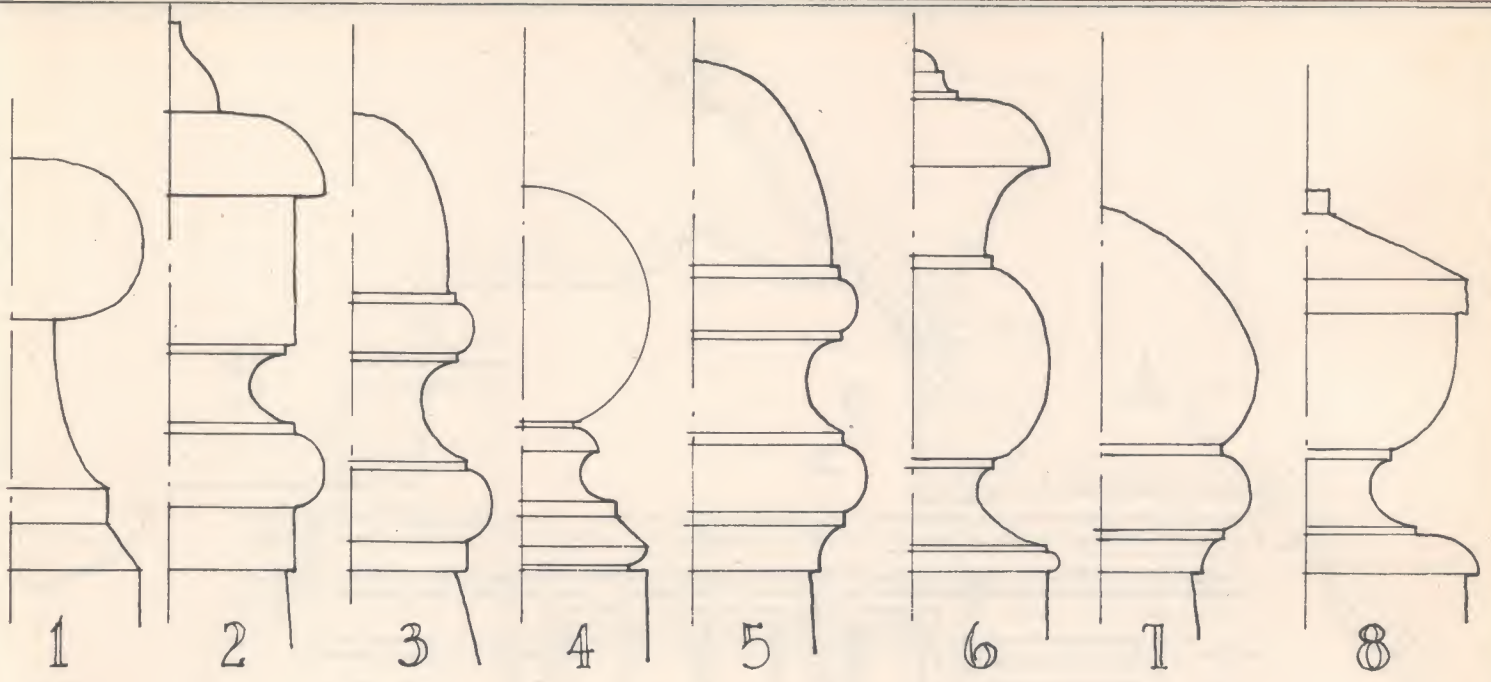


WORKING DETAILS

THE WHOLE IS MADE UP BY THE SUM OF ITS PARTS AND GOOD ARCHITECTURAL DESIGN IS COMPOSED of a good plan, which takes first place, and good details, which may take second or third place, but make a great deal of difference in the success of the final result.

This is why we have included the following pages of architectural details in this volume. They show in actual working drawing form the separate ingredients which make up the finished house. Although these drawings may be used for actual construction, they are so simply drawn as to be easily understood by the layman. A study of these details will show those small affairs from the viewpoint of plainest practicality are the very things which make your good plan into a charming house. The shape of such minor items as cornices, doorways, chimneys, fences, corner cupboards and fireplace are of importance toward this end. They have to be right in size and character, else the result looks clumsy and inept.

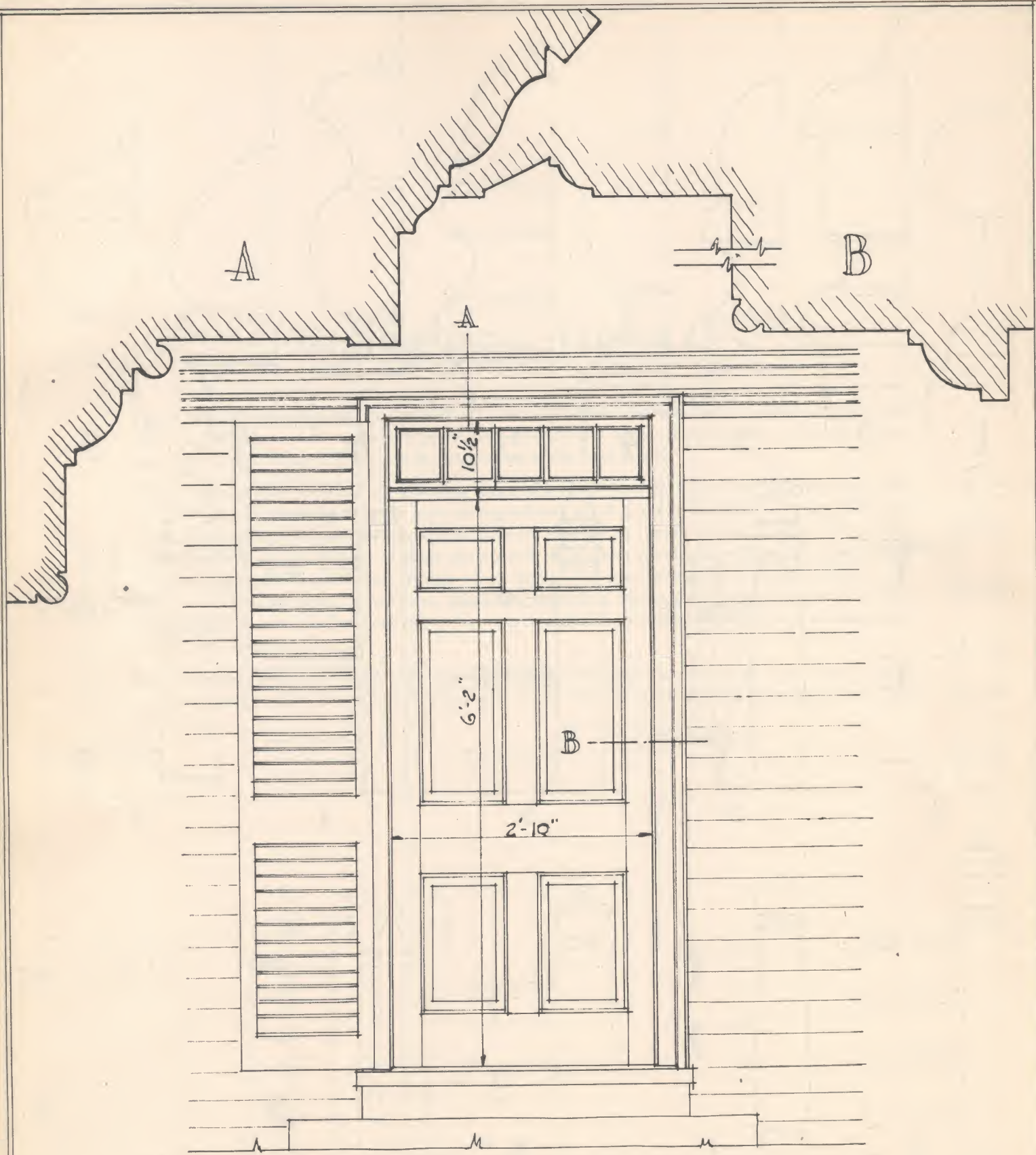
The following details are based on Colonial precedent and retain its flavor and scale. They may be used with reasonable discretion in almost any house that takes its general precedent from these beginnings.



Scale of Elevations $\frac{3}{4}"=1'-0"$

FINISH

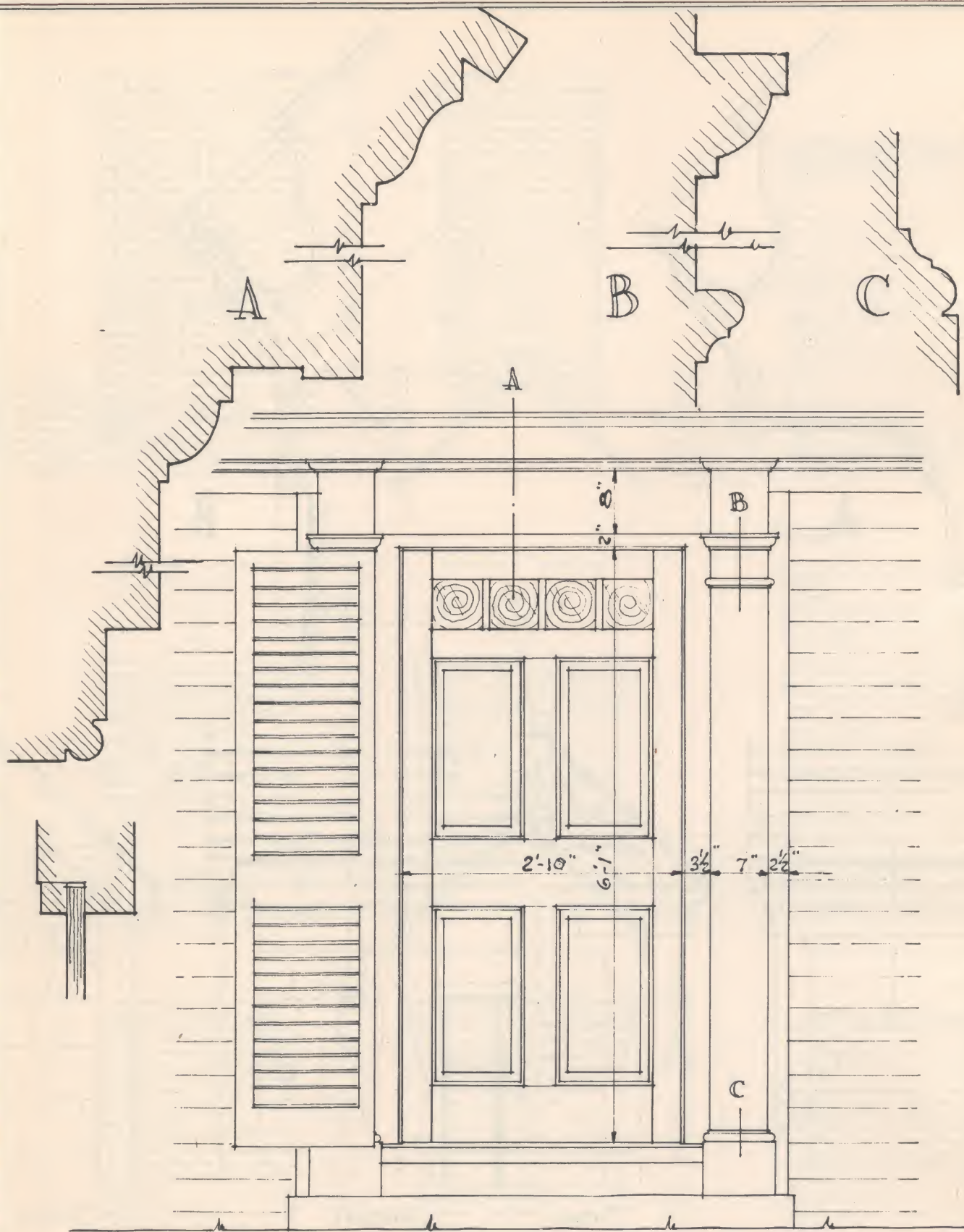
Scale of Details $3"=1'-0"$



Scale of Elevation $\frac{3}{4}"=1'-0"$

ENTRANCE DOOR

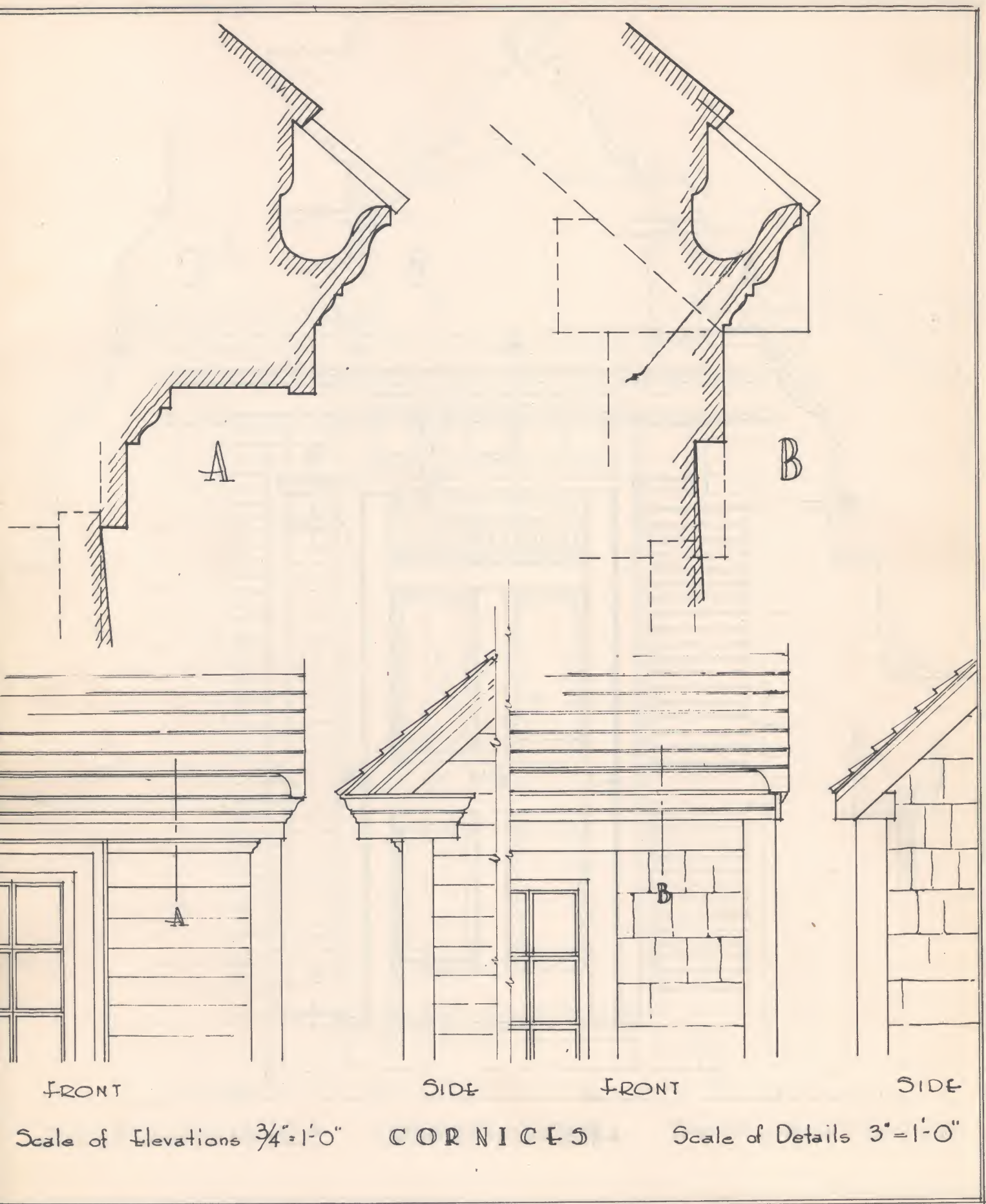
Scale of Details $\frac{1}{2}$ Full Size

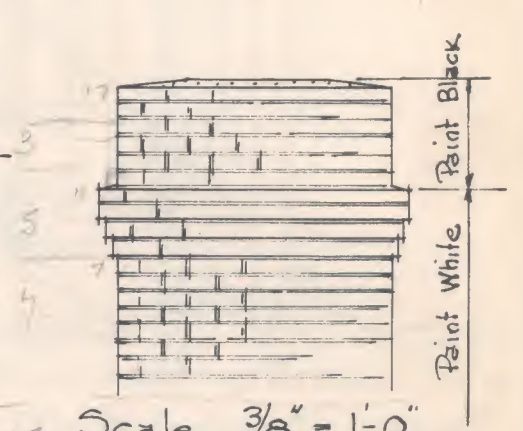
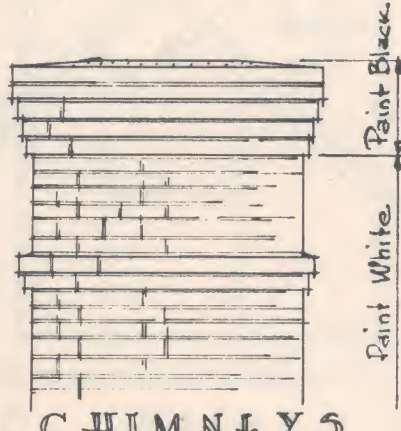
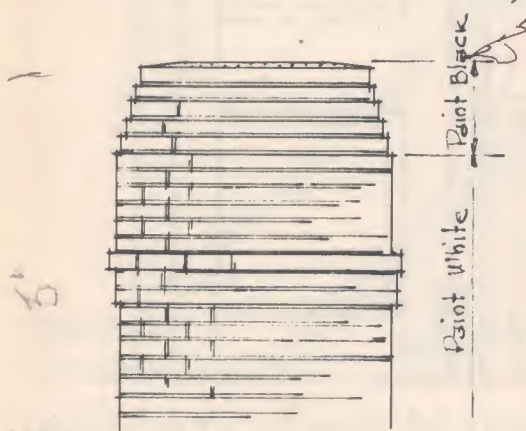
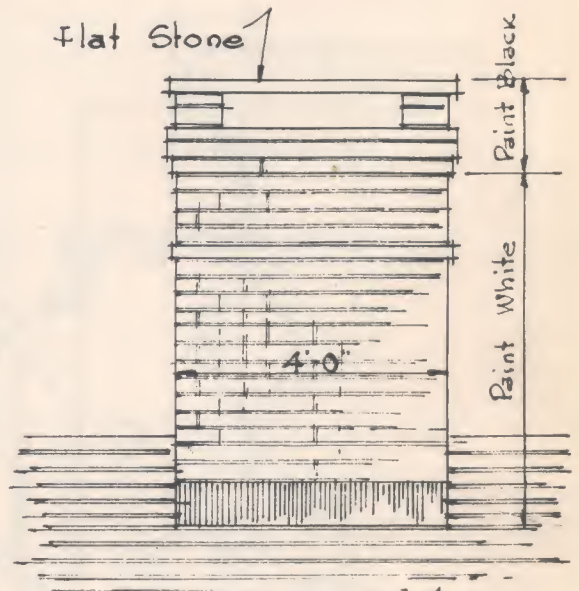
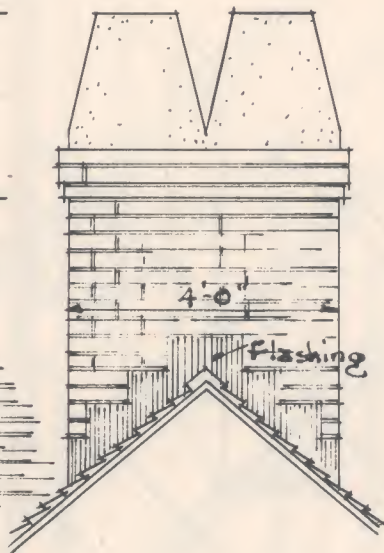
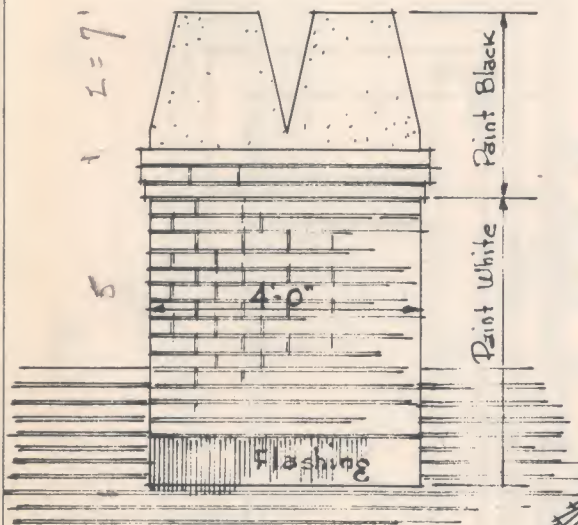
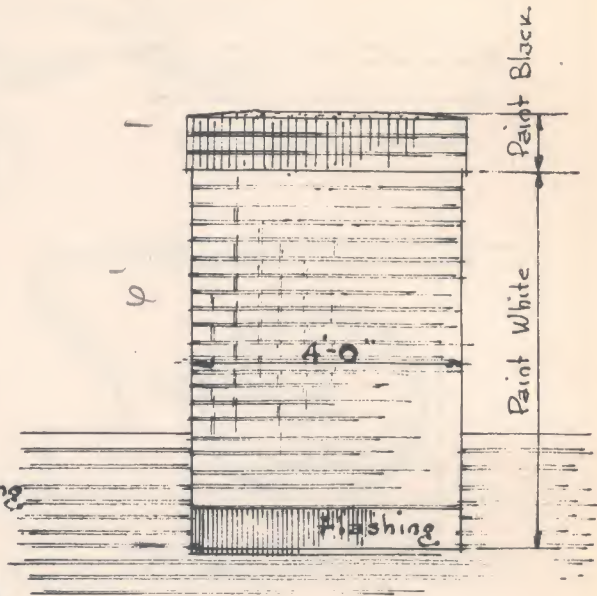
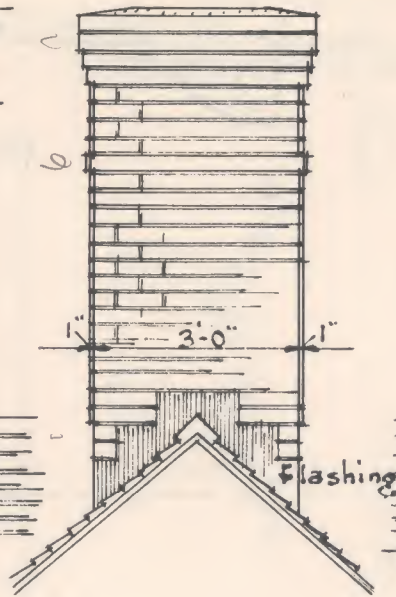
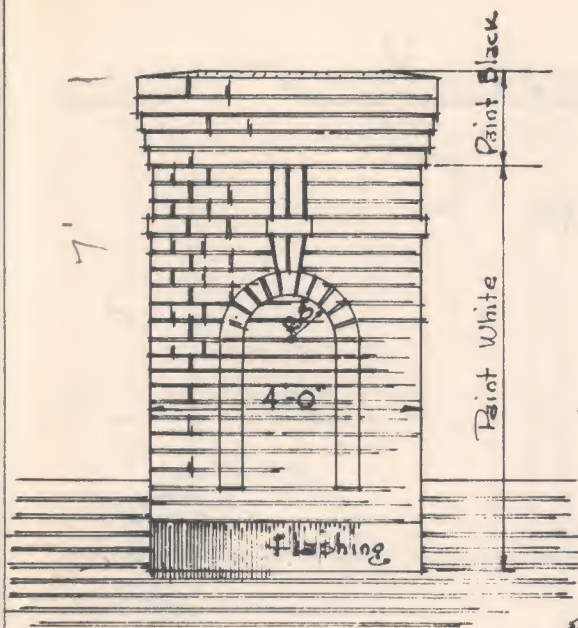


Scale of Elevation $\frac{3}{4}" = 1'-0"$

ENTRANCE DOOR

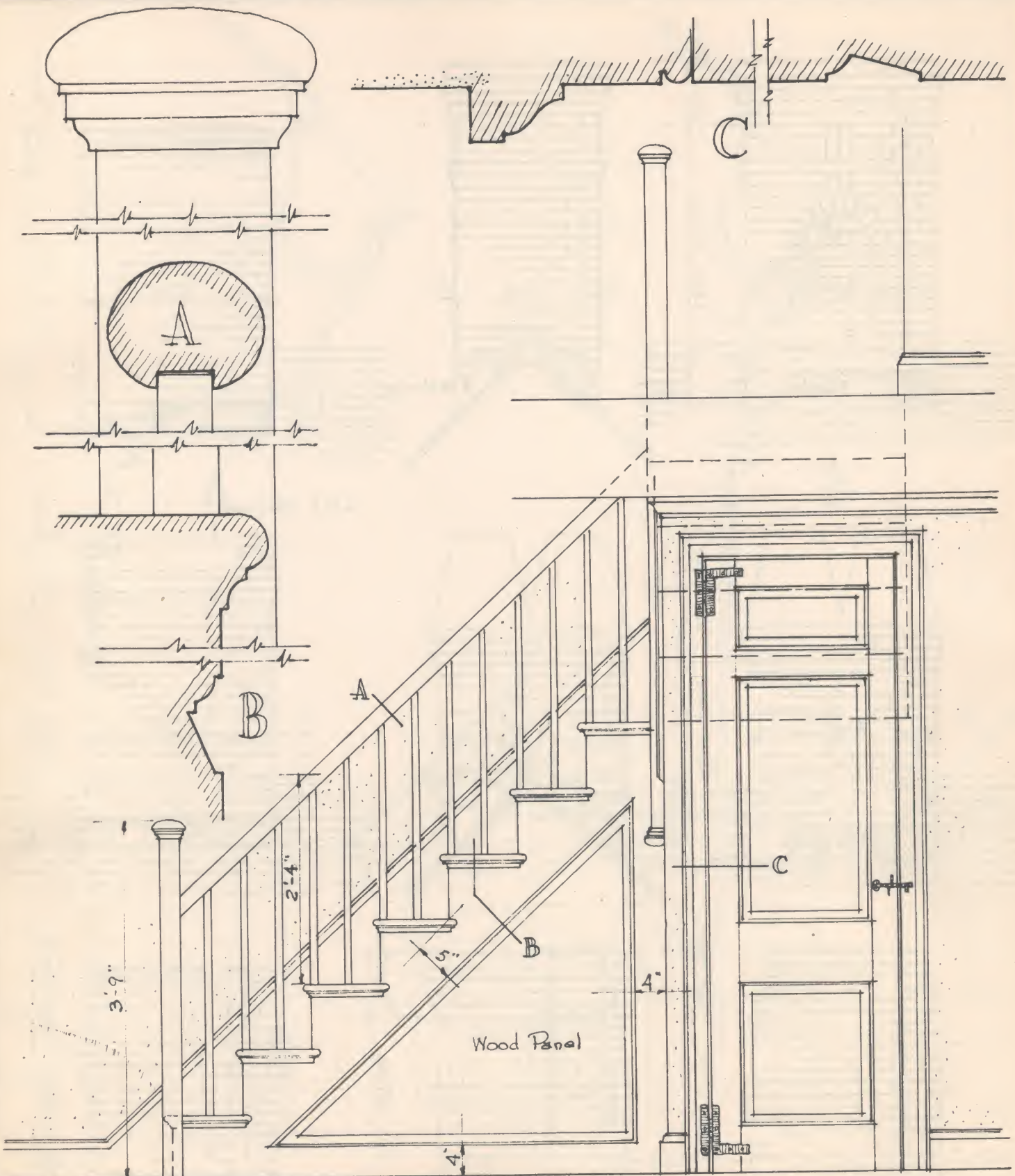
Scale of Details $\frac{1}{2}$ full Size

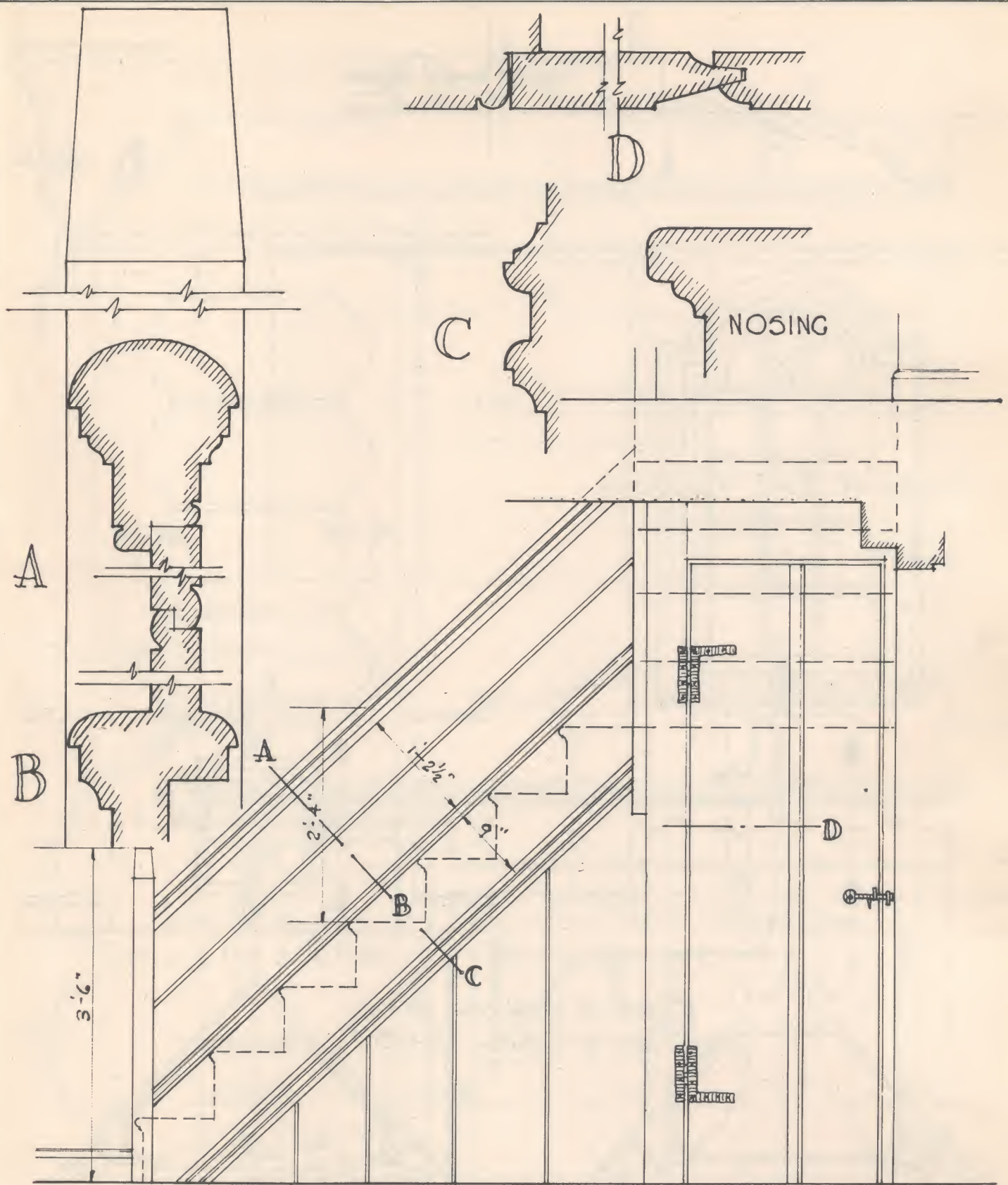




CHIMNEYS

Scale $\frac{3}{8}" = 1'-0"$

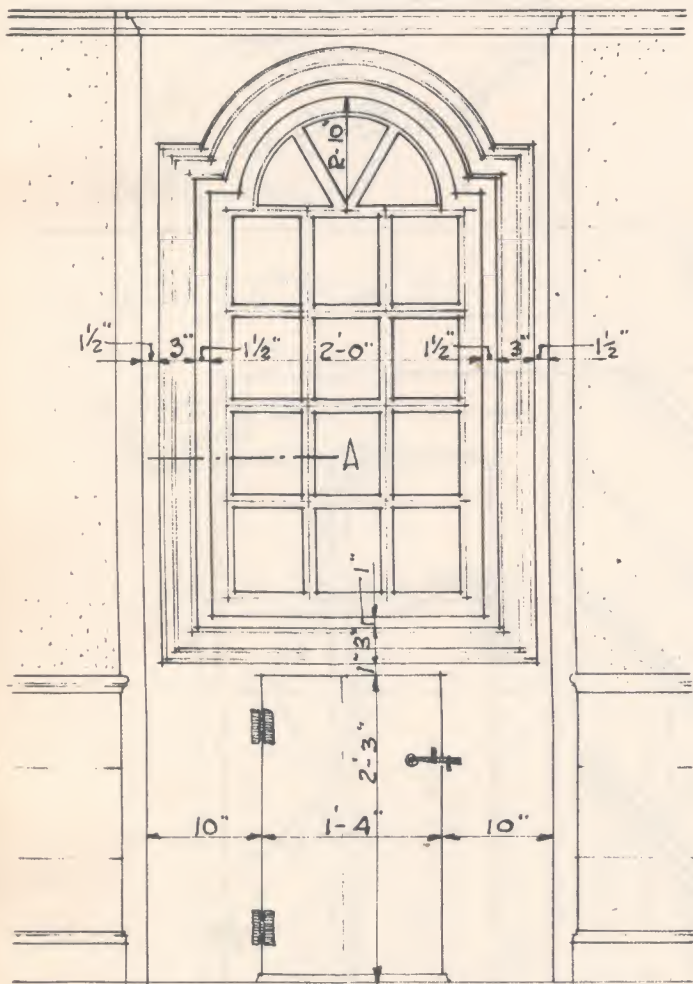
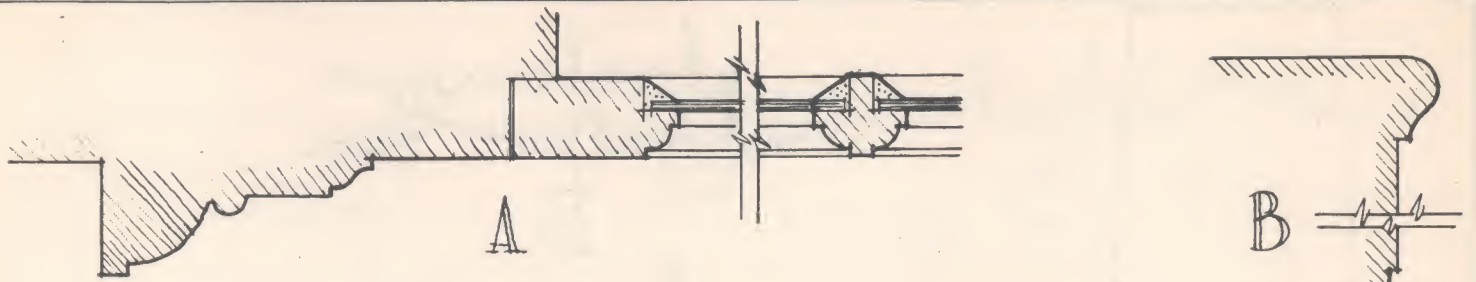




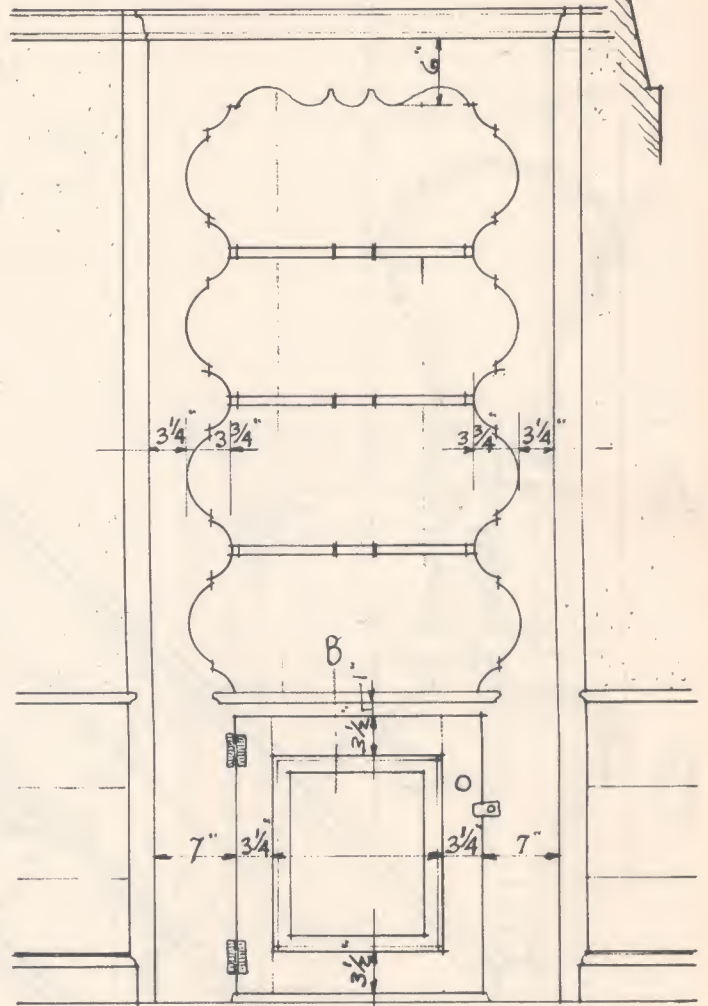
Scale of Elevation $\frac{3}{4}" = 1'-0"$

STAIR

Scale of Details $\frac{1}{2}$ Full Size

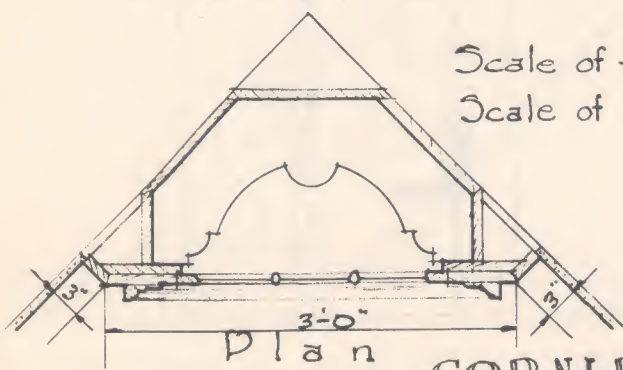


Elevation



Elevation

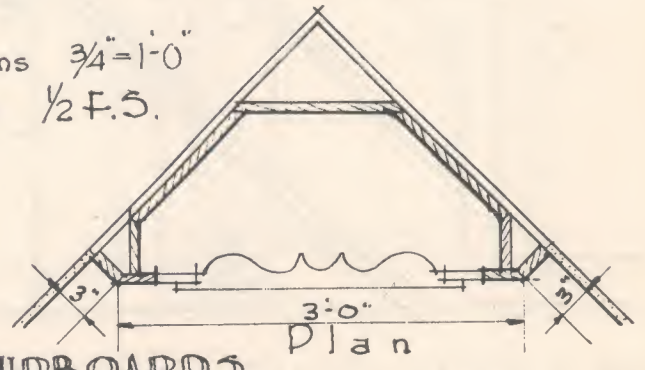
Scale of Elevations $\frac{3}{4}" = 1'-0"$
 Scale of Details $\frac{1}{2}" = 1'-0"$



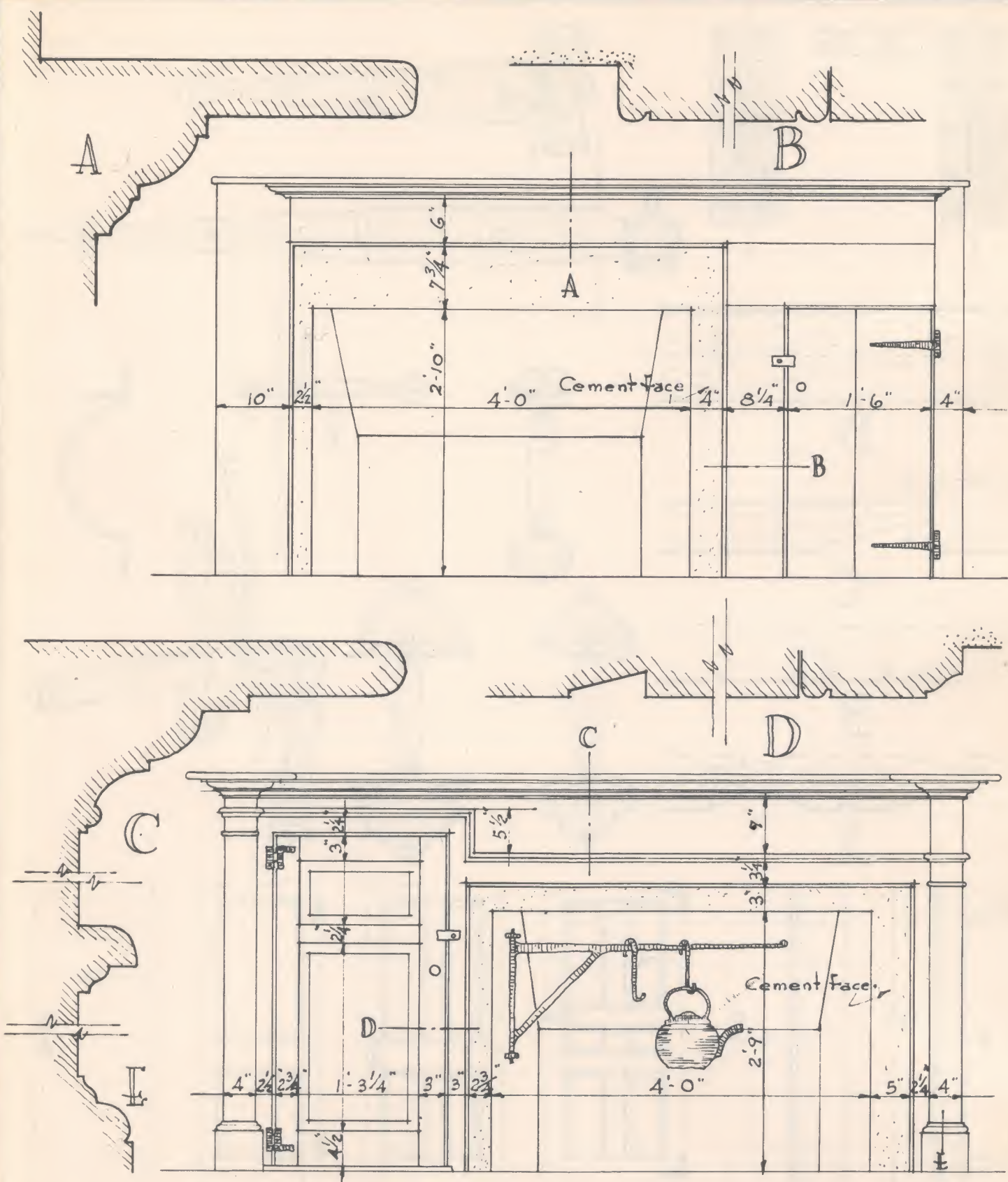
Plan

CORNER

CUPBOARDS



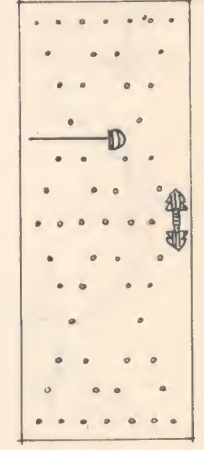
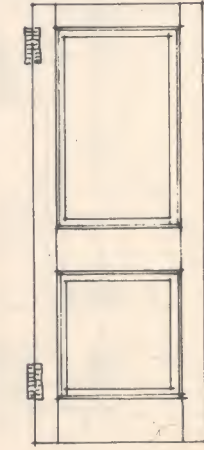
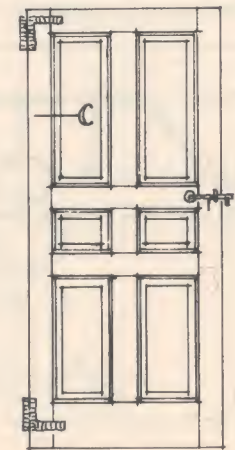
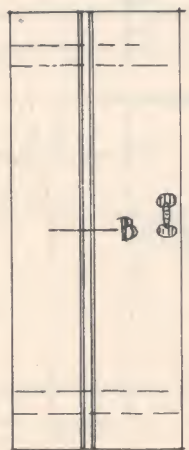
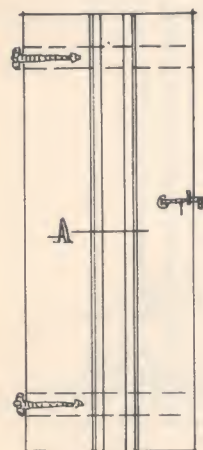
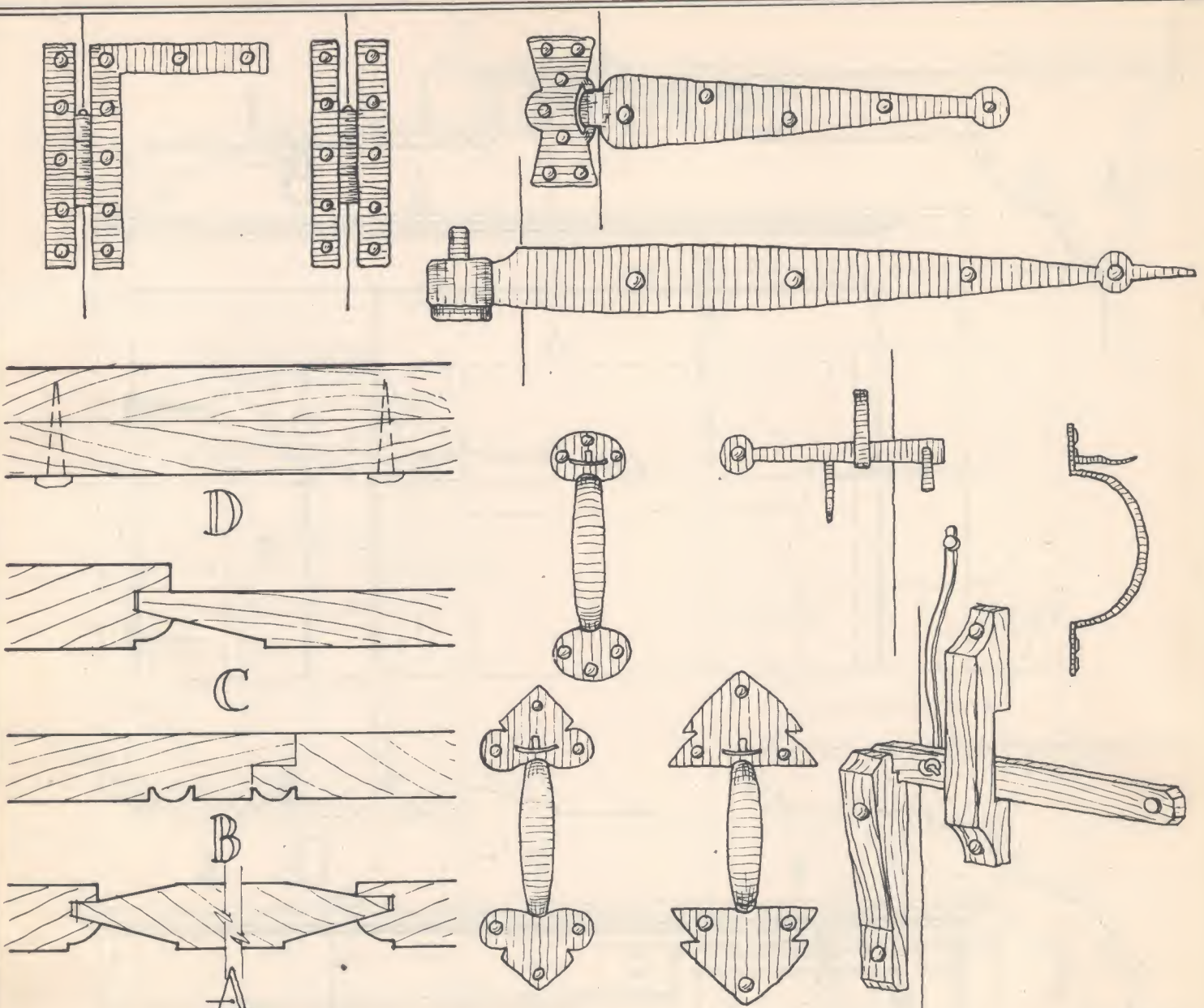
Plan



Scale of Elevations $\frac{3}{4}" = 1'-0"$

MANTELS

Scale of Details $\frac{1}{2}$ Full Size



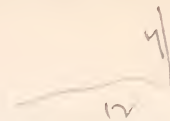
Scale of Elevations $\frac{3}{8}'' = 1'-0''$

DOORS AND HARDWARE

Scale of Details $3'' = 1'-0'' \text{ } \phi \frac{1}{2} \text{ f.s.}$



$\frac{2 \times 24}{13}$
65 → 9 1'-Ridge



ROOF PITCH — 7" TO 12"

$\frac{5}{1}$ No lower 1" BW — 65"

8' ceiling in end-up room.
76 on sides

Ridge

92 36



